AMERICAN FORK CITY COUNCIL JANUARY 25, 2022 REGULAR SESSION AGENDA

Notice of Electronic Meeting

One or more City Council members may be physically absent from this meeting but may participate electronically.

The American Fork City Council will meet in a regular session on Tuesday, January 25, 2022, in the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

REGULAR SESSION

- 1. Pledge of Allegiance; Invocation by Council Member Taylor; roll call.
- 2. Twenty-minute public comment period limited to two minutes per person.
- 3. City Administrator's Report
- 4. Council Reports
- 5. Mayor's Report
- 6. State of the City address

COMMON CONSENT AGENDA

(*Common Consent* is that class of Council action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda.)

- 1. Approval of the January 3, 2022, swearing in ceremony minutes.
- 2. Approval of the January 4, 2022, work session minutes.
- 3. Approval of the authorization to release the Improvements Construction Guarantee in the amount of \$ 107,636.65 and issue a Notice of Acceptance for the PEAK MEADOWS construction of public improvements located at 1195 East 300 North.
- 4. Ratification of city payments (January 5, 2022, to January 18, 2022) and approval of purchase requests over \$50,000.

ACTION ITEMS

- 1. Review and action on the award of the 36" Culinary Water Line Project Segment 3 Construction contract to Condie Construction Co. LLC.
- 2. Review and action on subdivisions, commercial projects, condominiums, and PUD's including 1) plat approval; 2) method of satisfaction of water rights requirements; 3) posting of an improvement bond or setting of a time frame for improvement installation; and 4) authorization to sign the final plat and acceptance of all dedications to the public and to have the plat recorded.
 - a. Review and action on an ordinance approving a commercial site plan for Goldfish Swim School, located at 348 South 500 East, in the GC-2 General Commercial zone.

- b. Review and action on a final plat for Timp Hollow Plat F Subdivision, consisting of 4 lots, located at approximately 1160 East 1030 North in the R-1-9,000 Residential zone.
- 3. Review and action on a resolution amending the PARC Tax Advisory Board, including amendments to the Policies and Procedures for PARC Tax Funding.
- 4. Adjournment.

Dated this 21st day of January 2022.

Terilyn Lurker

Willyn Rurker

City Recorder

- In accordance with the Americans with Disabilities Act, the City of American Fork will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-763-3000 at least 48 hours in advance of the meeting.
- The order of agenda items may be changed to accommodate the needs of the City Council, staff, and the public.

January 25, 2022 2 | P a g e



REQUEST FOR COUNCIL ACTION CITY OF AMERICAN FORK JANUARY 25, 2022

Department Public Works	Director Approval	Scott Sensanbaugher	
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AGENDA ITEM (Common Consent Agenda) - Consideration regarding authorization to release the Improvements Construction Guarantee in the amount of \$ 107,636.65 and issue a Notice of Acceptance for the PEAK MEADOWS construction of public improvements located at 1195 East 300 North.

SUMMARY RECOMMENDATION The City Engineer recommends that the Improvements Construction Guarantee (ICG) be released. The improvements were found in a condition meeting City standards and specifications and in conformance with the approved project construction plans.

BACKGROUND Pursuant to the terms of Sections 17.9.100 and 17.9.304 of the City Development Code, the City Council may authorize the release of the ICG and issue a "Notice of Acceptance" of the project improvements. Following the issuance of the Notice of Acceptance, the City accepts ownership of the project improvements. The project will then enter the one (1) year Durability Testing Period as specified in section 17.9.400 of the City Development Code.

In issuing a Notice of Acceptance, the City Council finds that:

- The condition of the improvements are found to be satisfactory.
- All liens have been released, all outstanding fees paid, costs of administration paid, and reimbursement payments to prior developers (if any) have been made.
- The project clean-up is found to be satisfactory.

The City may request a current title report or other such measures or reports as deemed appropriate by the City as a means of determining the existence of any unreported liens or other claims upon the project. All financial information (if any) provided by the developer is attached. The Council may request additional information as deemed necessary.

BUDGET IMPACT Following the release of the ICG, there is a one (1) year Durability Testing Period wherein ten percent (10%) of the total ICG is held to ensure the durability of the constructed improvements.

SUGGESTED MOTION Move to accept the improvements and authorize the Mayor to execute the Notice of Acceptance for the PEAK MEADOWS public improvements located at 1195 East 300 North. To authorize the issuance of documents and/or payments to release the

Improvement Construction Guarantee (ICG). Commence the Durability Testing Period by retaining ten percent (10%) of the ICG. To find that the project improvements are in a condition meeting City ordinances, standards, and specifications and are in conformance with the approved project construction plans.

Note: With passage of the Common Consent Agenda items, the City Council will enact the motion and findings as noted in the "Suggested Motion" heading found above.

SUPPORTING DOCUMENTS

Notice of Completion Peak Meadows (PDF)
Improvement Completion Assurance - Peak Meadows (XLSX)
Notice of Acceptance-Peak Meadows (PDF)



NOTICE OF COMPLETION AND REQUEST FOR RELEASE

Projects and/or subdivisions completed within the corporate limits of American Fork City

Mayor of American F	ork		
51 East Main American Fork, UT 8	4003		
Re: Peak Meadows			
Dear Mayor:			
Improvement Constru (100%) of the initial cone (1) year Durabilit	ection Guarantee (ICG) be construction costs. Follow y Testing Period will com	nas now been completed in full, I requireleased in full up to one hundred pering the release of the ICG, I understanded wherein ten percent (10%) of tructed improvements per City Ordinal	ercent and that the the total
Peak Meadows the Improvement Con outstanding fees paid,	struction Guarantee. I cer costs of administration pa	wner, developer, and authorized repredivision/Project, do hereby request the tify that all liens have been released, and reimbursement payments to just clean-up is complete.	e release of all
Project:	Peak Meadows		
Address:	1195 E 300 N		
Requested ICG Amou	ınt:		
Scott Dunn		8/23/2021	
Owner/Developer		Date	

					Date		Date		Date		Date		Date		Date		
Name of Developm	ent: Peak I	Meadov	vs Plat A		1.26.2021	Partial #1	1.25.2022	Final									
Description of Item	Quantity	Unit	Unit Price	Total	Release	Amount	Release	Amount	Release	Amount	Release	Amount	Release	Amount	Release	Amount	Balanc
NTE PREPARATION & SWPPP					#1	Requested	#2	Requested	#3	Requested	#4	Requested	#5	Requested	#6	Requested	
Mobilization	1	LS	\$5,000.00	\$5,000.00	1	\$5,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
illt Fence	458		\$3,000.00	\$1,593.84		\$0.00	458	\$1,593.84		\$0.00		\$0.00		\$0.00		\$0.00	-
nlet Protection	430		\$110.00	\$440.00		\$0.00	4	\$440.00		\$0.00		\$0.00		\$0.00		\$0.00	-
Construction Entrance Pad	1		\$3,980.00	\$3,980.00		\$0.00	1	\$3,980.00		\$0.00		\$0.00		\$0.00		\$0.00	
ARTHWORK		Each	\$3,960.00	\$3,960.00		\$0.00		\$0,500.00		Ψ0.00		\$0.00		\$0.00		\$0.00	
Clearing and Grubbing		Acre	\$2,227.00	\$2,227,00	- 1	\$2,227.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
Common Excavation (Fill)	158		\$2,227.00	\$2,227.00	158	\$1,422.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
Common Excavation (Cut)	1015		\$9.00	\$4,061.70	1015	\$4,060.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
EWER	1015	CY	\$4.00	\$4,061.70	1015	\$4,060.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
* PVC Sewer Line	380	LF	\$30.00	\$11,400,00	380	\$11,400.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
' Sewer Manhole Precast	300	Each	\$3,913.00	\$3,913.00	1	\$3.913.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
Connect to Existing		Each	\$900.00	\$900.00	1	\$900.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
UII INARY WATER		Each	\$900.00	\$900.00		\$500.00		\$0.00		Ψ0.00		\$0.00		\$0.00		\$0.00	
" Culinary Water	345	LE	\$28.00	\$9,660.00	345	\$9,660,00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
" Gate Valve	345	Each	\$28.00	\$9,660.00	1	\$1,800.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
" Fittings	1 2	Each	\$1,800.00	\$1,800.00	2	\$1,800.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
r Hittings Fire Hydrant Assembly	2	Each	\$4,775.00	\$1,574.00	2	\$9,550.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
.5" Double Service Lateral	2	Each	\$4,775.00	\$9,550.00	3	\$7,659.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
" Water Service Lateral	3	Each	\$2,553.00	\$1,700.00	- 1	\$1,700.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
Relocate existing water meter		Each	\$800.00	\$1,700.00	1	\$800.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
					-	\$900.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
Connect to Existing	1	Each	\$900.00	\$900.00		\$500.00		30.00		\$0.00		30.00		\$0.00		\$0.00	
		LE			352			20.00						\$0.00		20.00	
" PVC Pipe	352		\$20.00	\$7,040.00	352	\$7,040.00 \$1,320.00		\$0.00 \$0.00		\$0.00 \$0.00		\$0.00 \$0.00		\$0.00		\$0.00 \$0.00	-
" Gate Valve	1	Each	\$1,320.00	\$1,320.00	1											\$0.00	
* Fittings	2	Each	\$650.00	\$1,300.00	2	\$1,300.00 \$1,500.00		\$0.00 \$0.00		\$0.00 \$0.00		\$0.00 \$0.00		\$0.00 \$0.00		\$0.00	
"Blowoff Pressurized Irrigation	1	Each	\$1,500.00	\$1,500.00	1												
.5" Double Irrigation Service	3	Each	\$1,975.00	\$5,925.00	3	\$5,925.00		\$0.00		\$0.00 \$0.00		\$0.00		\$0.00 \$0.00		\$0.00	
* Irrigation Service	1	Each	\$1,425.00	\$1,425.00	1	\$1,425.00 \$2.850.00		\$0.00 \$0.00		\$0.00		\$0.00 \$0.00		\$0.00		\$0.00 \$0.00	
Jpgrade existing	2	Each	\$1,425.00	\$2,850.00	2							\$0.00		\$0.00			
Connect to Existing	1	Each	\$900.00	\$900.00	1	\$900.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
TREETS																	
	tor - 300 North	1															
0" Thick - 1" Minus Road Base	2484		\$0.95	\$2,359.80		\$0.00	2484	\$2,359.80		\$0.00		\$0.00		\$0.00		\$0.00	
* Bituminous Asphalt	2484	SF	\$1.53	\$3,800.52		\$0.00	2484	\$3,800.52		\$0.00		\$0.00		\$0.00		\$0.00	
	ntial - 1200 East	05				60.00	40404	645.004.00		60.00		60.00		60.00		60.00	
"Thick - 1 Minus Road Base	16194		\$0.95	\$15,384.30		\$0.00	16194	\$15,384.30		\$0.00		\$0.00		\$0.00		\$0.00	
" Bituminous Asphalt	16194	LF	\$1.53	\$24,776.82	4000	\$0.00	16194	\$24,776.82		\$0.00		\$0.00		\$0.00		\$0.00	-
Curb & Gutter	1020	LF	\$19.00	\$19,380.00	1020	\$19,380.00	F400	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	-
Sidewalk	5100		\$6.00	\$30,600.00		\$0.00	5100	\$30,600.00		\$0.00		\$0.00		\$0.00		\$0.00	
DA Ramps	2	Each	\$1,600.00	\$3,200.00		\$0.00	2	\$3,200.00		\$0.00		\$0.00		\$0.00		\$0.00	
Street & Traffic Signs	1	LS	\$6,500.00	\$6,500.00		\$0.00	1	\$6,500.00		\$0.00		\$0.00		\$0.00		\$0.00	
TORM DRAINAGE																	
Sump	4		\$5,000.00	\$20,000.00	3	\$15,000.00	1	\$5,000.00		\$0.00		\$0.00		\$0.00		\$0.00	
Curb inlet 2' x 3'	4	Each	\$2,458.00	\$9,832.00	4	\$9,832.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
ONSTRUCTION MANAGEMENT/MISC.																	
s Builts	1		\$2,500.00	\$2,500.00		\$0.00	1	\$2,500.00		\$0.00		\$0.00		\$0.00		\$0.00	
esting, Clenaing, and Inspections	1	LS	\$3,000.00	\$3,000.00		\$0.00	1	\$3,000.00		\$0.00		\$0.00		\$0.00		\$0.00	
Subdivision Monument	2	Each	\$900.00	\$1,800.00		\$0.00	2	\$1,800.00		\$0.00		\$0.00		\$0.00		\$0.00	
ANDSCAPING 10-2315-000																	
Street Trees	9	Each	\$300.00	\$2,700.00		\$0.00	9	\$2,700.00		\$0.00		\$0.00		\$0.00		\$0.00	

Improvement Warranty \$23,667.37

Totoal \$260,341.02

 Recording Fees
 10.3470-500

 Plat (Base)
 1
 \$50.00
 \$ 50.00

 Plus Per Lot
 9
 \$2.00
 \$ 18.00

 Each Document
 \$40.00
 \$

 Each additional desription or unit over ten
 \$2.00
 \$

 Sublocation
 \$6.00
 \$ 6.00

 Street Lights
 10-4410-276

 Street Lights
 \$2.00
 \$000
 \$ 10,000.00

Total Fees \$10,068.00

Total Bond & Fees \$270,409.02



NOTICE OF ACCEPTANCE / IMPROVEMENT COMPLETION ASSURANCE RELEASE AUTHORIZATION

The City Council of American Fork City, a Municipal Corporation and Body Politic in the State of Utah, hereby authorizes the release of the Improvement Completion Assurance for PEAK MEADOWS PLAT A. Council accepts the improvements completed with the finding that said improvements are in a condition meeting City ordinances, standards, and specifications, are in conformance with the approved project construction plans, and all conditions for release as detailed in section 17.9.304 of the City Code have been satisfied.

The City Council hereby authorizes the issuance of a letter to the financial guarantee institution authorizing release of the Improvement Completion Assurance or to issue an authorized City check as appropriate for the type of guarantee provided. Upon issuance of this Notice of Acceptance, the Improvement Warranty Period shall commence as detailed in section 17.9.400 of the City Development Code. An amount totaling ten percent (10%) of the Improvement Completion Assurance funds will be held as the Improvement Warranty pursuant to the City Performance Guarantee ordinance.

Amount Released: <u>\$ 107,636.65</u>		
PASSED THIS25 _DAY OF	JANUARY	<u>, 2022</u> .
	City Repres	entative, American Fork City
ATTEST:		
Terilyn Lurker, City Recorder		



REQUEST FOR COUNCIL ACTION CITY OF AMERICAN FORK JANUARY 25, 2022

Department Public Works	Director Approval	Scott Sensanbaugher	
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AGENDA ITEM Review and Action on the Award of the 36" Culinary Water Line Project - Segment 3 Construction to Condie Construction Company LLC.

SUMMARY RECOMMENDATION Staff recommends the award of the 36-inch Culinary Water Line Project - Segment 3 - Construction Contract to Condie Construction Company LLC.(WA2020010)

BACKGROUND The Engineering Division followed a standard procurement process by issuing an invitation for bids (IFB) through the Utah Public Procurement Place (U3P). Five different companies provided bids on the project. Condie Construction Company was the lowest acceptable bid based on the criteria in the issued IFB. The project will consist of replacing existing water main lines with a new 36-inch line in City streets, beginning at 300 West and 200 South, running east to 200 East, and running north to 30 South. Work includes furnishing and installing pipe, valves, fittings, fire hydrants and service connections within the project area. Existing culinary water lines will be reconnected to the new 36-inch water line. Work also includes reconnecting existing utilities, including irrigation, sewer, storm drain, and gas as affected by the installation of the new water line. This project will add about 4,700 feet of new 36-inch main line pipe to the system.

BUDGET IMPACT This contract will be issued as part of the existing, approved, water capital projects budget in connection with the bond from the Department of Water Resources.

SUGGESTED MOTION Mr. Mayor, I move that we accept the bid submitted by Condie Construction Company for construction of the 36-inch Culinary Water Line Project - Segment 3 - in the amount of \$5,291,772.00, and approve the construction contract as presented.

SUPPORTING DOCUMENTS

AF 36 Inch Transmission Segment 3 Bid Tab

Bid Recommendation Letter (PDF)

00 51 00 Notice of Award (PDF)

00 52 00 Agreement (PDF)

Engineer's Estimate Horrocks Engineers

Time:

Project Manager: John E. Schiess, P.E. Project Engineer: Ryan McLeod, P.E. Bid Opening:

purchasing.utah.gov January 18, 2022 2:00 PM

Construction Cost Index: 12482

36" Culinary Water Line Project Segment 3 American Fork City 51 East Main Street American Fork, UT 84003

Base Bid Contractors Condie Construction Co. LLC \$5,291,772.00 \$5,438,250.00 Noland & Son Construction Co. Inc. \$6,326,085.00 \$6,490,000.00 Silver Spur Construction Newman Construction Red Pine Construction LLC \$6,533,095.00

Average Engineer's Estimate \$6,015,840.40 \$5,926,385.83 Percent Difference -1%

							dder 1		idder 2		Bidder 3		idder 4		dder 5	1	Average
Base Bi	d				's Estimate		truction Co. LLC			Silver Spur C		Newman C		Red Pine Con			
				UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL	UNIT	TOTAL
ITEM NO	. DESCRIPTION	QUANTITY	Y UNITS	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT
1	Mobilization	1.00	LS	\$518,200.00	\$518,200.00	\$251,165.00	\$251,165.00	\$191,000.00	\$191,000.00	\$316,135.00	\$316,135.00	\$313,384.50	\$313,384.50	\$200,000.00	\$200,000.00	\$254,336.90	\$254,336.90
2	Traffic Control, Dust Control	1.00	LS	\$289,469.04	\$289,469.04	\$200,000.00	\$200,000.00	\$111,000.00	\$111,000.00	\$49,130.00	\$49,130.00	\$158,000.00	\$158,000.00	\$150,000.00	\$150,000.00	\$133,626.00	\$133,626.00
3	Public Information and Relations	1.00	LS	\$34,268.98	\$34,268.98	\$79,000.00	\$79,000.00	\$9,095.00	\$9,095.00	\$4,900.00	\$4,900.00	\$14,000.00	\$14,000.00	\$35,000.00	\$35,000.00	\$28,399.00	\$28,399.00
4	Furnish and Install 36" DIP CL250	4687.00	LF	\$451.73	\$2,117,246.62	\$477.50	\$2,238,042.50	\$481.00	\$2,254,447.00	\$530.00	\$2,484,110.00	\$530.00	\$2,484,110.00	\$565.00	\$2,648,155.00	\$516.70	\$2,421,772.90
5	Furnish and Install 8" DIP CL350	428.00	LF	\$183.89	\$78,706.15	\$167.25	\$71,583.00	\$98.00	\$41,944.00	\$105.00	\$44,940.00	\$102.00	\$43,656.00	\$230.00	\$98,440.00	\$140.45	\$60,112.60
6	Furnish and Install 36" x 8" FL x FL DI Cross	2.00	EA	\$23,192.14	\$46,384.28	\$19,430.00	\$38,860.00	\$22,910.00	\$45,820.00	\$24,420.00	\$48,840.00	\$25,250.00	\$50,500.00	\$23,000.00	\$46,000.00	\$23,002.00	\$46,004.00
7	Furnish and Install 36" x 36" FL x FL DI Tee	1.00	EA	\$23,192.14	\$23,192.14	\$21,080.00	\$21,080.00	\$24,965.00	\$24,965.00	\$26,160.00	\$26,160.00	\$27,650.00	\$27,650.00	\$23,000.00	\$23,000.00	\$24,571.00	\$24,571.00
8		7.00	EA	\$35,271.95	\$246,903.67	\$18,475.00	\$129,325.00	\$20,100.00	\$140,700.00	\$21,715.00	\$152,005.00	\$23,000.00	\$161,000.00	\$19,000.00	\$133,000.00	\$20,458.00	\$143,206.00
9	Furnish and Install 36" x 8" MJ x FL DI Tee	1.00	EA	\$21,764.26	\$21,764.26	\$16,300.00	\$16,300.00	\$15,340.00	\$15,340.00	\$21,220.00	\$21,220.00	\$22,500.00	\$22,500.00	\$19,000.00	\$19,000.00	\$18,872.00	\$18,872.00
10	Furnish and Install 36" x 6" MJ x FL DI Tee	10.00	EA	\$19,445.05	\$194,450.50	\$16,975.00	\$169,750.00	\$19,950.00	\$199,500.00	\$19,205.00	\$192,050.00	\$20,500.00	\$205,000.00	\$16,000.00	\$160,000.00	\$18,526.00	\$185,260.00
11		3.00	EA	\$1,464.65	\$4,393.96	\$1,045.00	\$3,135.00	\$1,125.00	\$3,375.00	\$2,850.00	\$8,550.00	\$1,500.00	\$4,500.00	\$1,600.00	\$4,800.00	\$1,624.00	\$4,872.00
12	Furnish and Install 6" x 4" MJ x MJ DI Tee	1.00	EA	\$1,464.65	\$1,464.65	\$830.00	\$830.00	\$1,015.00	\$1,015.00	\$2,430.00	\$2,430.00	\$1,295.00	\$1,295.00	\$1,200.00	\$1,200.00	\$1,354.00	\$1,354.00
13	Furnish and Install 36" x 20" FL x FL DI Reducer	1.00	EA	\$11,628.52	\$11,628.52	\$10,865.00	\$10,865.00	\$13,485.00	\$13,485.00	\$12,190.00	\$12,190.00	\$10,250.00	\$10,250.00	\$11,000.00	\$11,000.00	\$11,558.00	\$11,558.00
14	Furnish and Install 20" x 18" FL x FL DI Reducer	1.00	EA	\$6,157.17	\$6,157.17	\$3,985.00	\$3,985.00	\$4,100.00	\$4,100.00	\$6,295.00	\$6,295.00	\$4,170.00	\$4,170.00	\$5,000.00	\$5,000.00	\$4,710.00	\$4,710.00
15	Furnish and Install 8" x 6" FL x FL DI Reducer	1.00	EA	\$973.55	\$973.55	\$495.00	\$495.00	\$725.00	\$725.00	\$2,565.00	\$2,565.00	\$680.00	\$680.00	\$4,000.00	\$4,000.00	\$1,693.00	\$1,693.00
16	Furnish and Install 6" x 3" FL x FL DI Reducer	1.00	EA	\$973.55	\$973.55	\$515.00	\$515.00	\$740.00	\$740.00	\$2,280.00	\$2,280.00	\$600.00	\$600.00	\$800.00	\$800.00	\$987.00	\$987.00
17	Furnish and Install 36" MJ x MJ 22.5° DI Bend	1.00	EA	\$24,836.36	\$24,836.36	\$17,300.00	\$17,300.00	\$12,210.00	\$12,210.00	\$14,510.00	\$14,510.00	\$14,500.00	\$14,500.00	\$11,000.00	\$11,000.00	\$13,904.00	\$13,904.00
18		5.00	EA	\$24,836.36	\$124,181.78	\$20,200.00	\$101,000.00	\$11,860.00	\$59,300.00	\$14,195.00	\$70,975.00	\$14,280.00	\$71,400.00	\$11,000.00	\$55,000.00	\$14,307.00	\$71,535.00
19	Furnish and Install 36" FL x FL 11.25° DI Bend	1.00	EA	\$24,836.36	\$24,836.36	\$14,600.00	\$14,600.00	\$19,305.00	\$19,305.00	\$29,165.00	\$29,165.00	\$29,600.00	\$29,600.00	\$17,000.00	\$17,000.00	\$21,934.00	\$21,934.00
20	Furnish and Install 8" MJ x MJ 90° DI Bend	1.00	EA	\$1,241.82	\$1,241.82	\$885.00	\$885.00	\$999.00	\$999.00	\$2,725.00	\$2,725.00	\$1,250.00	\$1,250.00	\$1,500.00	\$1,500.00	\$1,471.80	\$1,471.80
21	Furnish and Install 6" MJ x MJ 90° DI Bend	1.00	EA	\$1,241.82	\$1,241.82	\$625.00	\$625.00	\$850.00	\$850.00	\$2,570.00	\$2,570.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,249.00	\$1,249.00
22	Furnish and Install 8" MJ x MJ 45° DI Bend	16.00	EA	\$1,163.93	\$18,622.94	\$700.00	\$11,200.00	\$940.00	\$15,040.00	\$2,665.00	\$42,640.00	\$1,200.00	\$19,200.00	\$1,400.00	\$22,400.00	\$1,381.00	\$22,096.00
23	Furnish and Install 8" FL x MJ 11.25° DI Bend	1.00	EA	\$1,163.93	\$1,163.93	\$695.00	\$695.00	\$945.00	\$945.00	\$2,650.00	\$2,650.00	\$1,170.00	\$1,170.00	\$1,500.00	\$1,500.00	\$1,392.00	\$1,392.00
24	Furnish and Install 8" MJ x MJ 11.25° DI Bend	1.00	EA	\$1,163.93	\$1,163.93	\$675.00	\$675.00	\$910.00	\$910.00	\$2,635.00	\$2,635.00	\$1,150.00	\$1,150.00	\$1,500.00	\$1,500.00	\$1,374.00	\$1,374.00
25	Furnish and Install 18" CL250 Blind Flange	1.00	EA	\$1,000.00 \$1,500.00	\$1,000.00	\$3,525.00 \$1.485.00	\$3,525.00 \$1,485.00	\$2,435.00 \$2,730.00	\$2,435.00 \$2,730.00	\$4,780.00 \$2,995.00	\$4,780.00	\$3,200.00	\$3,200.00	\$2,000.00	\$2,000.00	\$3,188.00	\$3,188.00 \$2.395.00
26	Furnish and Install 10" CL250 Blind Flange	16.00	EA		\$1,500.00	\$1,485.00 \$1.945.00					\$2,995.00	\$1,765.00	\$1,765.00	\$3,000.00	\$3,000.00	\$2,395.00	
27 28	Connect to Existing 8", 6", 4", and 3" Water Lines Connect to Existing 36" Water Line	2.00	EA EA	\$3,915.84 \$14.000.00	\$62,653.39 \$28.000.00	\$1,945.00 \$19.700.00	\$31,120.00 \$39.400.00	\$1,510.00 \$15,200.00	\$24,160.00 \$30.400.00	\$8,030.00 \$25,030.00	\$128,480.00 \$50.060.00	\$3,640.00 \$17.650.00	\$58,240.00 \$35.300.00	\$4,000.00 \$20,000.00	\$64,000.00 \$40.000.00	\$3,825.00 \$19.516.00	\$61,200.00 \$39.032.00
28	Line Stop for Existing 6" Water Lines	1.00	EA	\$14,000.00 \$5.711.50	\$5,711.50	\$7,615.00	\$39,400.00	\$75,200.00	\$30,400.00	\$25,030.00	\$50,060.00	\$6,900.00	\$6,900.00	\$5,000.00	\$40,000.00	\$19,516.00	\$39,032.00
30		3.00	EA	\$5,711.50	\$5,711.50 \$10.644.15	\$5.830.00	\$7,615.00	\$6.015.00	\$1,510.00	\$6,100.00	\$1,375.00	\$13,300.00	\$8,900.00	\$3,400.00	\$10,200,00	\$6,929.00	\$6,880.00
31	Furnish and Install 36" FL x FL Double Eccentric Butterfly Valve	17.00	EA	\$43,441.99	\$738.513.83	\$36.790.00	\$625,430.00	\$55.425.00	\$942,225.00	\$58,750.00	\$998,750.00	\$58,500.00	\$994.500.00	\$46,000.00	\$782.000.00	\$51.093.00	\$868.581.00
32	Furnish and Install 18" FL x FL Double Eccentric Butterfly Valve	1.00	EA	\$14.343.65	\$14,343.65	\$8,630.00	\$8,630.00	\$13,350.00	\$13,350.00	\$15,725.00	\$15,725.00	\$15,000.00	\$15,000.00	\$13,000.00	\$13.000.00	\$13,141.00	\$13.141.00
33	Furnish and Install 8" FL x MJ Gate Valve	12.00	EA	\$2.587.48	\$31.049.77	\$2,250.00	\$27,000.00	\$2,560.00	\$30,720.00	\$3,735.00	\$44.820.00	\$2,950.00	\$35,400.00	\$2,500.00	\$30,000.00	\$2,799.00	\$33,588.00
34		6.00	FA	\$2,587.48	\$15.524.89	\$1,720.00	\$10.320.00	\$1,980.00	\$11.880.00	\$2,965.00	\$17,790.00	\$2,350.00	\$14,100.00	\$2,000.00	\$12,000.00	\$2,203.00	\$13,218.00
35		5.00	EA	\$5,430.25	\$27.151.24	\$5,220.00	\$26,100.00	\$2,340.00	\$11,700.00	\$3,595.00	\$17,975.00	\$2,700.00	\$13,500.00	\$4,000.00	\$20,000.00	\$3,571,00	\$17.855.00
36		5.00	EA	\$10.860.50	\$54,302,49	\$9,960.00	\$49,800.00	\$7,690,00	\$38,450.00	\$9,320.00	\$46,600.00	\$9,430.00	\$47,150.00	\$9,000.00	\$45,000.00	\$9.080.00	\$45,400.00
37		3.00	EA	\$1,562.01	\$4,686,02	\$3,240.00	\$9,720.00	\$1,385,00	\$4,155.00	\$2,800.00	\$8,400.00	\$850.00	\$2,550.00	\$5,000.00	\$15,000.00	\$2,655.00	\$7,965.00
38	Abandon Existing Valve	18.00	EA	\$612.26	\$11,020,59	\$750.00	\$13,500.00	\$415.00	\$7,470,00	\$955.00	\$17,190.00	\$1,150,00	\$20,700.00	\$1,500.00	\$27,000,00	\$954.00	\$17,172.00
39		46.00	EA	\$1,843.26	\$84,789.76	\$1,035.00	\$47,610.00	\$650.00	\$29,900.00	\$1,250.00	\$57,500.00	\$1,180.00	\$54,280.00	\$3,600.00	\$165,600.00	\$1,543.00	\$70,978.00
40	Furnish and Install Prefabricated 36" Steel S-Bend	3.00	EA	\$44,869.86	\$134,609.59	\$48,200.00	\$144,600.00	\$46,610.00	\$139,830.00	\$52,560.00	\$157,680.00	\$32,150.00	\$96,450.00	\$60,000.00	\$180,000.00	\$47,904.00	\$143,712.00
41	Funish and Install 42" SCH 30 Steel Casing Pipe Underneath a																
41	Box Culvert Using Jack and Bore Method	52.00	LF	\$1,927.63	\$100,236.77	\$2,750.00	\$143,000.00	\$2,525.00	\$131,300.00	\$3,200.00	\$166,400.00	\$2,700.00	\$140,400.00	\$2,300.00	\$119,600.00	\$2,695.00	\$140,140.00
42	Funish and Install 36" STD Steel Carrier Pipe with Spacers	60.00	LF	\$759.37	\$45,562.17	\$1,200.00	\$72,000.00	\$1,345.00	\$80,700.00	\$1,125.00	\$67,500.00	\$1,225.00	\$73,500.00	\$1,500.00	\$90,000.00	\$1,279.00	\$76,740.00
43	Reinstall Culinary Water Service Connection, Meter, and Can																
40	Assembly	26.00	EA	\$5,291.79	\$137,586.49	\$3,800.00	\$98,800.00	\$2,355.00	\$61,230.00	\$2,355.00	\$61,230.00	\$4,580.00	\$119,080.00	\$6,900.00	\$179,400.00	\$3,998.00	\$103,948.00
44		24.00	EA	\$2,645.89	\$63,501.46	\$2,610.00	\$62,640.00	\$3,835.00	\$92,040.00	\$3,010.00	\$72,240.00	\$5,525.00	\$132,600.00	\$6,900.00	\$165,600.00	\$4,376.00	\$105,024.00
45	Install New 2" Culinary Water Service Connection	1.00	EA	\$10,583.58	\$10,583.58	\$26,085.00	\$26,085.00	\$15,165.00	\$15,165.00	\$7,320.00	\$7,320.00	\$17,700.00	\$17,700.00	\$18,000.00	\$18,000.00	\$16,854.00	\$16,854.00
46	Connect Existing Culinary Water Connection	11.00	EA	\$1,322.95	\$14,552.42	\$365.00	\$4,015.00	\$2,085.00	\$22,935.00	\$6,840.00	\$75,240.00	\$1,250.00	\$13,750.00	\$2,000.00	\$22,000.00	\$2,508.00	\$27,588.00
47	On-Call Plumber For Water Service Conflicts	1.00	LS	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
48	Replace Residential Sewer Lateral with 4" HDPE DR 32.5	16.00	EA	\$3,374.98	\$53,999.60	\$5,100.00	\$81,600.00	\$6,125.00	\$98,000.00	\$1,450.00	\$23,200.00	\$7,050.00	\$112,800.00	\$10,000.00	\$160,000.00	\$5,945.00	\$95,120.00
49	Untreated Base Course	1475.00	CY	\$56.55	\$83,414.89	\$42.60	\$62,835.00	\$39.00	\$57,525.00	\$52.00	\$76,700.00	\$88.30	\$130,242.50	\$80.00	\$118,000.00	\$60.38	\$89,060.50
50	Hot Mix Asphalt	1263.00	TON	\$127.77	\$161,377.43	\$120.50	\$152,191.50	\$160.00	\$202,080.00	\$125.00	\$157,875.00	\$129.00	\$162,927.00	\$100.00	\$126,300.00	\$126.90	\$160,274.70
51	Pavement Marking and Striping	1.00	LS	\$625.17	\$625.17	\$6,350.00	\$6,350.00	\$7,830.00	\$7,830.00	\$5,550.00	\$5,550.00	\$4,400.00	\$4,400.00	\$10,000.00	\$10,000.00	\$6,826.00	\$6,826.00
52	Corrosion Monitoring	1.00	LS	\$175,979.00	\$175,979.00	\$77,000.00	\$77,000.00	\$127,675.00	\$127,675.00	\$416,740.00	\$416,740.00	\$443,000.00	\$443,000.00	\$400,000.00	\$400,000.00	\$292,883.00	\$292,883.00
53	Contingent Sum Pay	1.00	LS	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
54	Payment for On-Site Stored Material	1.00	LS	*****	*****						*****				*****		

TOTAL BASE BID \$5,926,385.83 \$5,291,772.00 \$5,438,250.00 \$6,326,085.00 * \$6,490,000.00 \$6,533,095.00 \$6,015,840.40

* Deontes a Math Error

I hereby certify that this is a true and correct Bid Tabulation for the 36" Culinary Water Line Project Segment 3

Ryan McLeod, P.E.





2162 W. Grove Parkway, Suite 400 Pleasant Grove, Utah 84062 801-763-5100

WWW.HORROCKS.COM

Shon Fullmer, P.E. 270 East 200 North American Fork Utah, 84003 Jan 19, 2022

Subject: American Fork's 36" Culinary Water Line Project Segment 3 Bid Results and Recommendations

Dear Shon:

Attached is the bid tabulation for the American Fork's 36" Culinary Water Line Project Segment 3. The low bidder was Condie Construction Company with a total bid price of \$5,291,772.00. The bid was 11 percent lower than the engineer's estimate. There was a total of five bidders on this project with an average bid price of \$6,015,840.40.

We recommend the bid be awarded to Condie Construction Company. We have checked their license, bonding, and references and have found everything in order.

Attached are three (3) copies of the Notice of Award if the City so chooses to award this project to Condie Construction Company.

If you have any questions please call.

Sincerely, HORROCKS ENGINEERS

John E. Schiess, P.E. Principal Engineer

cc: File

DOCUMENT 00 51 00

NOTICE OF AWARD

Date of Issuance: January 19, 2022

OWNER: American Fork City

275 East 200 North

American Fork, Utah 84003

ENGINEER: Horrocks Engineers

2162 West Grove Parkway, Suite 400

Project: 36" Culinary Water Line Project Segment 3

Bidder: Condie Construction Co. LLC

Bidder's Address: 53 North 1650 West

Springville, UT 84663

You are notified that OWNER has accepted your Bid dated <u>January 18, 2022</u> for the above Contract, and that you are the Successful Bidder and are awarded a Contract for: 36" Culinary Water Line Project Segment 3.

The Contract Price of the awarded Contract is \$5,291,772.00. Contract Price is subject to adjustment based on the provisions of the Contract, including but not limited to those governing changes, Unit Price Work, and Work performed on a cost-plus-fee basis, as applicable.

Two unexecuted counterparts of the Agreement accompany this Notice of Award, and one copy of the Contract Documents accompanies this Notice of Award, or has been transmitted or made available to Bidder electronically.

☐ Drawings will be delivered separately from the other Contract Documents.

You must comply with the following conditions precedent within 15 days of the date of receipt of this Notice of Award:

- 1. Deliver to OWNER two counterparts of the Agreement, signed by Bidder (as CONTRACTOR).
- 2. Deliver with the signed Agreement(s) the Contract security (such as required performance and payment bonds) and insurance documentation, as specified in the Instructions to Bidders and in the General Conditions, Parts 2 and 5.
- 3. Other conditions precedent (if any): None

Failure to comply with these conditions within the time specified will entitle OWNER to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within 10 days after you comply with the above conditions, OWNER will return to you one fully signed counterpart of the Agreement, together with any additional copies of the Contract Documents as indicated in Paragraph 2.2 of the General Conditions.

Notice of Award 00 51 00-1

OWNER:	AMERICAN FORK CITY	AMERICAN FORK CITY					
By (signature):							
Name (printed):							
Title:							

EJCDC® C 510, Notice of Award.

Copy: ENGINEER

Copyright[©] 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

DOCUMENT 00 52 00

AGREEMENT

This AGREEMENT is by and between	American Fork City	("OWNER") and
Condie Construction Company, LLC		("CONTRACTOR")
OWNED and CONTD ACTOD haraby carea	as fallows	

OWNER and CONTRACTOR hereby agree as follows:

PART 1 – WORK

- 1.1 CONTRACTOR shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:
 - A. Installing 4,680 feet of 36-inch DIP in American Fork City streets, beginning at 200 South and 300 West, running east to 200 East, and running north to 50 South. Work includes installing new culinary service connections and fire hydrants within the Project area. Existing culinary water lines must be reconnected to new 36-inch DIP. Also, included is the reconnecting and looping of existing utilities including irrigation, sewer, storm drain, and gas. Work to be performed includes valves, fittings, meters, excavation, backfilling, and asphalt repaving. The Work features boring 60 feet underneath a box culvert carrier the American Fork River, which will require steel casing and carrier pipe to be installed. The 36" water line will be installed with anode beds to cathodically protect it along with testing station for corrosion monitoring throughout the length of the project.

PART 2 – ENGINEER

2.1 The Project has been designed by Horrocks Engineers, which is to act as OWNER's representative, assume all duties and responsibilities, and have the rights and authority assigned to ENGINEER in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

PART 3 – CONTRACT TIMES

- 3.1 *Time of the Essence*
 - A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.
- 3.2 Dates for Substantial Completion, Final Payment, and Elementary School Accommodations
 - A. The Work will be substantially completed before October 15, 2022, and completed and ready for final payment in accordance with Part 14 of the General Conditions on or before November 1, 2022.
 - B. All work on 200 South East of the West side of Center Street and West of East side of 100 East (STA 31+20 to 41+80) shall be completed between May 26, 2022 and August 15, 2022 correlating with Greenwood Elementary School's summer break.

Agreement 00 52 00-1

3.3 Liquidated Damages

- A. CONTRACTOR and OWNER recognize that time is of the essence as stated in Paragraph 3.1 above and that OWNER will suffer financial and other losses if the Work is not completed and Milestones not achieved within the times specified in Paragraph 3.2 above, plus any extensions thereof allowed in accordance with the Part 12 of the General Conditions. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by OWNER if the Work is not completed on time. Accordingly, instead of requiring any such proof, OWNER and CONTRACTOR agree that as liquidated damages for delay (but not as a penalty):
 - 1. Substantial Completion: CONTRACTOR shall pay OWNER \$1,000 for each day that expires after the time (as duly adjusted pursuant to the Contract) specified in Paragraph 3.2 above for Substantial Completion until the Work is substantially complete.
 - 2. Complete of Remaining Work: After Substantial Completion, if CONTRACTOR shall neglect, refuse, or fail to complete the remaining Work within the Contract Time (as duly adjusted pursuant to the Contract) for completion and readiness for final payment, CONTRACTOR shall pay OWNER \$500 for each day that expires after such time until the Work is completed and ready for final payment.
 - 3. Liquidated damages for failing to timely attain Substantial Completion and final completion are not additive and will not be imposed concurrently.

PART 4 – CONTRACT PRICE

- 4.1 OWNER shall pay CONTRACTOR for completion of the Work in accordance with the Contract Documents the amounts that follow, subject to adjustment under the Contract:
 - A. For all Unit Price Work, payment will be an amount equal to the sum of the extended prices (established for each separately identified item of Unit Price Work by multiplying the unit price times the actual quantity of that item). The extended prices for Unit Price Work set forth as of the Effective Date of the Contract are based on estimated quantities. Estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by ENGINEER.

PART 5 – PAYMENT PROCEDURES

- 5.1 Submittal and Processing of Payments
 - A. CONTRACTOR shall submit Applications for Payment in accordance with Part 14 of the General Conditions. Applications for Payment will be processed by ENGINEER as provided in the General Conditions.
- 5.2 Progress Payments; Retainage
 - A. OWNER shall make progress payments on account of the Contract Price on the basis of CONTRACTOR's Applications for Payment on or about the [first] day of each month during performance of the Work as provided in Paragraph 5.2.A.1 below, provided that such Applications for Payment have been submitted in a timely manner and otherwise meet

the requirements of the Contract. All such payments will be measured by the Schedule of Values established as provided in the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no Schedule of Values, as provided elsewhere in the Contract.

- Prior to Substantial Completion, progress payments will be made in an amount equal to
 the percentage indicated below but, in each case, less the aggregate of payments
 previously made and less such amounts as ENGINEER may determine or OWNER
 may withhold, including but not limited to liquidated damages, in accordance with the
 Contract.
 - a. 95 percent of Work completed (with the balance being retainage). If the Work has been 50 percent completed as determined by ENGINEER, and if the character and progress of the Work have been satisfactory to OWNER and ENGINEER, then as long as the character and progress of the Work remain satisfactory to OWNER and ENGINEER, there will be no additional retainage; and
 - b. 95 percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).
- B. Upon Substantial Completion, OWNER shall pay an amount sufficient to increase total payments to CONTRACTOR to 100 percent of the Work completed, less such amounts set off by OWNER pursuant to Part 14 of the General Conditions, and less 200 percent of ENGINEER's estimate of the value of Work to be completed or corrected as shown on the punch list of items to be completed or corrected prior to final payment.

5.3 Final Payment

A. Upon final completion and acceptance of the Work in accordance with Paragraph 14.8 of the General Conditions, OWNER shall pay the remainder of the Contract Price as recommended by ENGINEER as provided in said Paragraph 14.9.

PART 6 - INTEREST

All moneys not paid when due as provided in Part 14 of the General Conditions shall bear interest at the maximum rate allowed by law at the place of the Project.

PART 7 – CONTRACTOR'S REPRESENTATIONS

- 7.1 In order to induce OWNER to enter into this Contract, CONTRACTOR makes the following representations:
 - A. CONTRACTOR has examined and carefully studied the Contract Documents and the other related data identified in the Bidding Documents.
 - B. CONTRACTOR has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
 - C. CONTRACTOR is familiar with and is satisfied as to all Laws and Regulations that may affect cost, progress, and performance of the Work.

- D. CONTRACTOR has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, especially with respect to technical data in such reports and drawings, and (2) reports and drawings of Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, especially with respect to technical data in such reports and drawings.
- E. CONTRACTOR has considered the information known to CONTRACTOR itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Site-related reports and drawings identified in the Contract Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by CONTRACTOR; and (3) CONTRACTOR's safety precautions and programs.
- F. Based on the information and observations referred to in the preceding paragraph, CONTRACTOR agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.
- G. CONTRACTOR is aware of the general nature of work to be performed by OWNER and others at the Site that relates to the Work as indicated in the Contract Documents.
- H. CONTRACTOR has given ENGINEER written notice of all conflicts, errors, ambiguities, or discrepancies that CONTRACTOR has discovered in the Contract Documents, and the written resolution thereof by ENGINEER is acceptable to CONTRACTOR.
- I. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
- J. CONTRACTOR's entry into this Contract constitutes and incontrovertible representation by CONTRACTOR that without exception all prices in the Agreement are premised upon performing and furnishing the Work required by the Contract Documents.

PART 8 – CONTRACT DOCUMENTS

8.1 *Contents*

- A. The Contract Documents consist of the following:
 - 1. This Agreement (pages 00 52 00-1 to 00 52 00-8, inclusive).
 - 2. Performance, Payment, and other Bonds.
 - 3. 2017 APWA Manual of Standard Specifications including the General Conditions.
 - 4. Modifications to the General Conditions (Supplementary Conditions) (pages 00 73 00-1 to 00 73 00-14, inclusive).

- 5. All Supplemental Specifications and Special Provisions as listed in the Table of Contents.
- 6. Drawings as listed on the sheet index.
- 7. Addenda as issued.
- 8. Exhibits to this Agreement (enumerated as follows):
 - a. CONTRACTOR's Bid (pages 00 41 13-1 to 00 41 13-21, inclusive).
 - b. Documentation submitted by CONTRACTOR prior to Notice of Award.
- 9. The following which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto:
 - a. Notice to Proceed.
 - b. Work Change Directives.
 - c. Change Orders.
 - d. Field Orders.
- B. The documents listed in Paragraph 8.1.A are attached to this Agreement (except as expressly noted otherwise above).
- C. There are no Contract Documents other than those listed above in this Part 8.
- D. The Contract Documents may only be amended, modified, or supplemented as provided in Part 3.3 of the General Conditions.

PART 9 – MISCELLANEOUS

- 9.1 Terms
 - A. Terms used in this Agreement will have the meanings stated in the General Conditions and the Supplementary Conditions.
- 9.2 Assignment of Contract
 - A. Unless expressly agreed to elsewhere in the Contract, no assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and money that is due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.
- 9.3 Successors and Assigns
 - A. OWNER and CONTRACTOR each binds itself, its successors, assigns, and legal representatives to the other party hereto, its successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

9.4 Severability

A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon OWNER and CONTRACTOR, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

9.5 *CONTRACTOR's Certifications*

- A. CONTRACTOR certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 9.5:
 - 1. "Corrupt practice" means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the bidding process or in the Contract execution;
 - 2. "Fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of OWNER, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive OWNER of the benefits of free and open competition;
 - 3. "Collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of OWNER, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and
 - 4. "Coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

authorizing execution of this Agreement.)

N WITNESS WHEREOF, OWNER and CONTRACT	OR have signed this Agreement.
This Agreement will be effective on (wh	nich is the Effective Date of the Contract).
OWNER:	CONTRACTOR
American Fork City	Condie Construction Company, LLC
By:	By:
Title:	Title:
Attest:	Attest:
Address for giving notices:	Address for giving notices:
275 East 200 North	53 North 1650 West
American Fork, UT 84003	Springville, UT 84663
Phone No.	Phone No.
801-763-3060	801-489-3070
	License No.:
	(where applicable)
(If OWNER is a corporation, attach evidence of authority to sign. If OWNER is a public body, attach evidence of authority to sign and resolution or other documents	(If CONTRACTOR is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

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REQUEST FOR COUNCIL ACTION CITY OF AMERICAN FORK JANUARY 25, 2022

Department_	Recorder	Director Approval	_Terilyn Lurker	
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AGENDA ITEM Review and action on an ordinance approving a commercial site plan for Goldfish Swim School, located at 348 South 500 East, in the GC-2 General Commercial zone.

SUMMARY RECOMMENDATION

Staff would recommend approval of the site plan.

BACKGROUND

This site plan proposed a one-story, 8,540 square foot building for a swim school. The proposed site is 1.01 acres and is accessed off 500 East. The use is permitted in the GC-2 zone and the site plan is consistent with the Land Use Plan designation.

The Planning Commission did recommend approval at the January 5, 2021, meeting with conditions. At the time this item went before the planning commission, staff noted there were items they had requested of the applicant but not yet received. Those included adjustments to the fire truck route as requested by the Fire Marshal, an updated contact list, a percolation test, and lighting for the project showing it is internal to the project. The recommendation of the Planning Commission was subject to the information stated above being provided to staff prior to being placed on the city council agenda. Those items have been provided to staff and this is now ready for city council approval.

BUDGET IMPACT

NA

SUGGESTED MOTION

Move to adopt the ordinance approving the commercial site plan for Goldfish Swim School, located at 348 South 500 East, in the GC-2 General Commercial zone subject to

SUPPORTING DOCUMENTS

- 01.25.22 Goldfish Swim School site plan (DOCX)
- 01.25.22 Gold Fish site plan(PDF)
- 01.25.22 Gold Fish site plan Staff report (PDF)
- 01.25.22 Goldfish Swim site plan PC Minutes (PDF)

ORDINANCE NO.	

AN ORDINANCE APPROVING A SITE PLAN FOR GOLDFISH SWIM SCHOOL, LOCATED AT 348 SOUTH 500 EAST IN THE GC-2 GENERAL COMMERCIAL ZONE.

BE IT ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH,

PART I

DEVELOPMENT APPROVED – ZONE MAP AMENDED

- A. The site plan for Goldfish Swim School, located at 348 South 500 East, American Fork, Utah, as set forth in Attachment A, is hereby approved.
- B. Said plans are hereby adopted as an amendment to the Official Zone Map and territory included in the Plans are hereby designated as Large Scale Development Overlay Zone
- C. Said plans shall hereafter constitute the zone requirements applicable within the property so described.

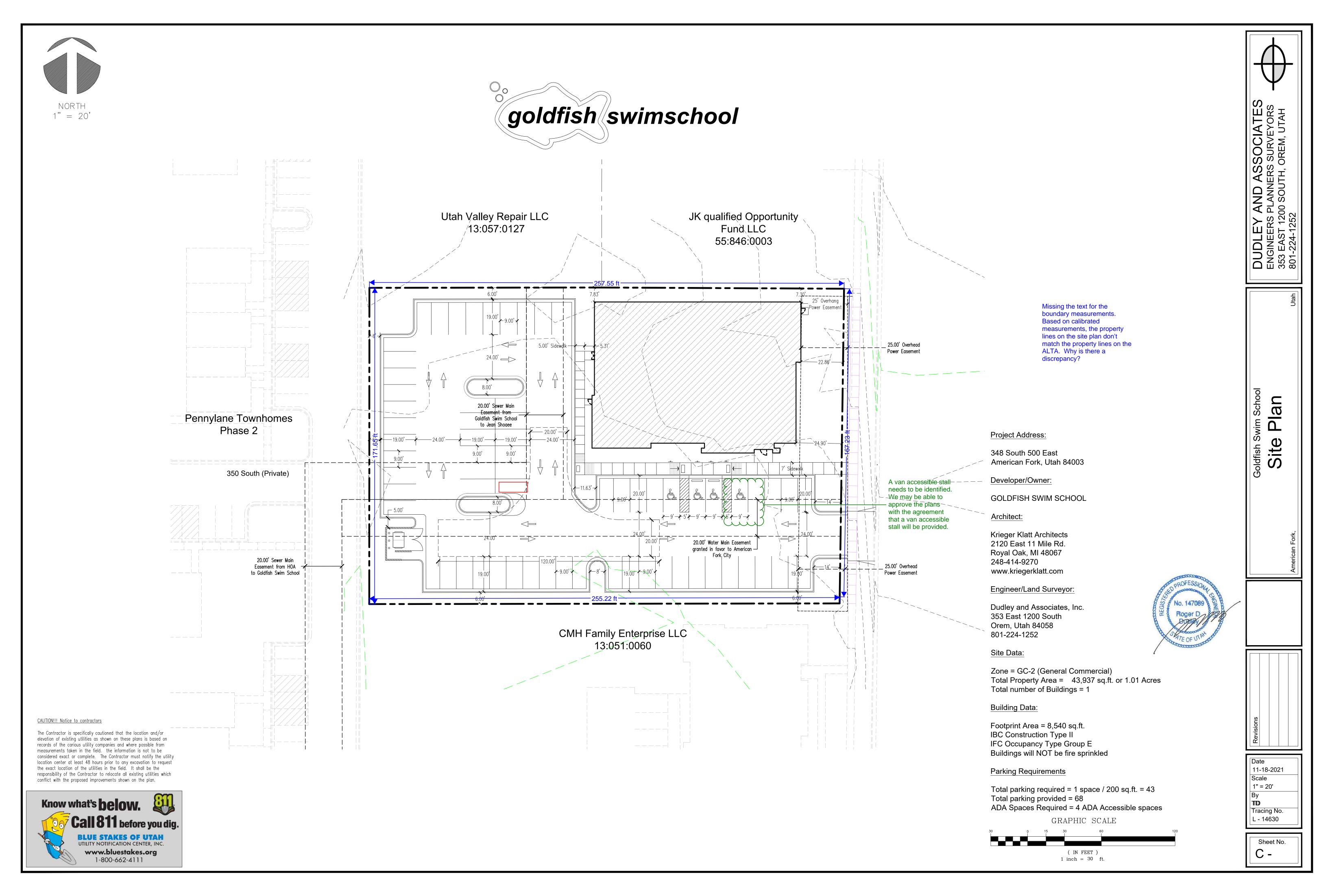
PART II

ENFORCEMENT, PENALTY, SEVERABILITY, EFFECTIVE DATE

- A. Hereafter, these amendments shall be construed as part of the Zoning Ordinance of American Fork, Utah, to the same effect as if originally a part thereof, and all provisions of said Ordinance shall be applicable thereto including, but not limited to, the enforcement, violation, and penalty provision thereof.
- B. All ordinances, or resolutions, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed.
- C. This ordinance shall take effect upon its passage and posting as required by state law.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH, THIS $25^{\rm th}$ DAY OF JANUARY 2022.

	Bradley J. Frost, Mayor	
ATTEST:		
Terilyn Lurker City Recorder		



2120 E. 11 Mile Rd. | Royal Oak, MI 48067

P: 248.414.9270 F: 248.414.9275 www.kriegerklatt.com

Goldfish Swim Schools

GSS - American Fork, UT

Description

Site Plan Review

TRC Revisions 01

TRC Review

C&S/Bids C&S/Bids

Brand Standard:

followed - No deviation

Seal:

Note:

All Brand Standards must be

permitted without prior written Goldfish Franchise approval.

> DARREN G. WILSON.

MO. 356187

Do not scale drawings. Use calculated dimensions only.

North Arrow:

Sheet Title:

Verify existing conditions in field.

PLANTING PLAN

Client:

Project:

348 South 500 East American Fork, Utah

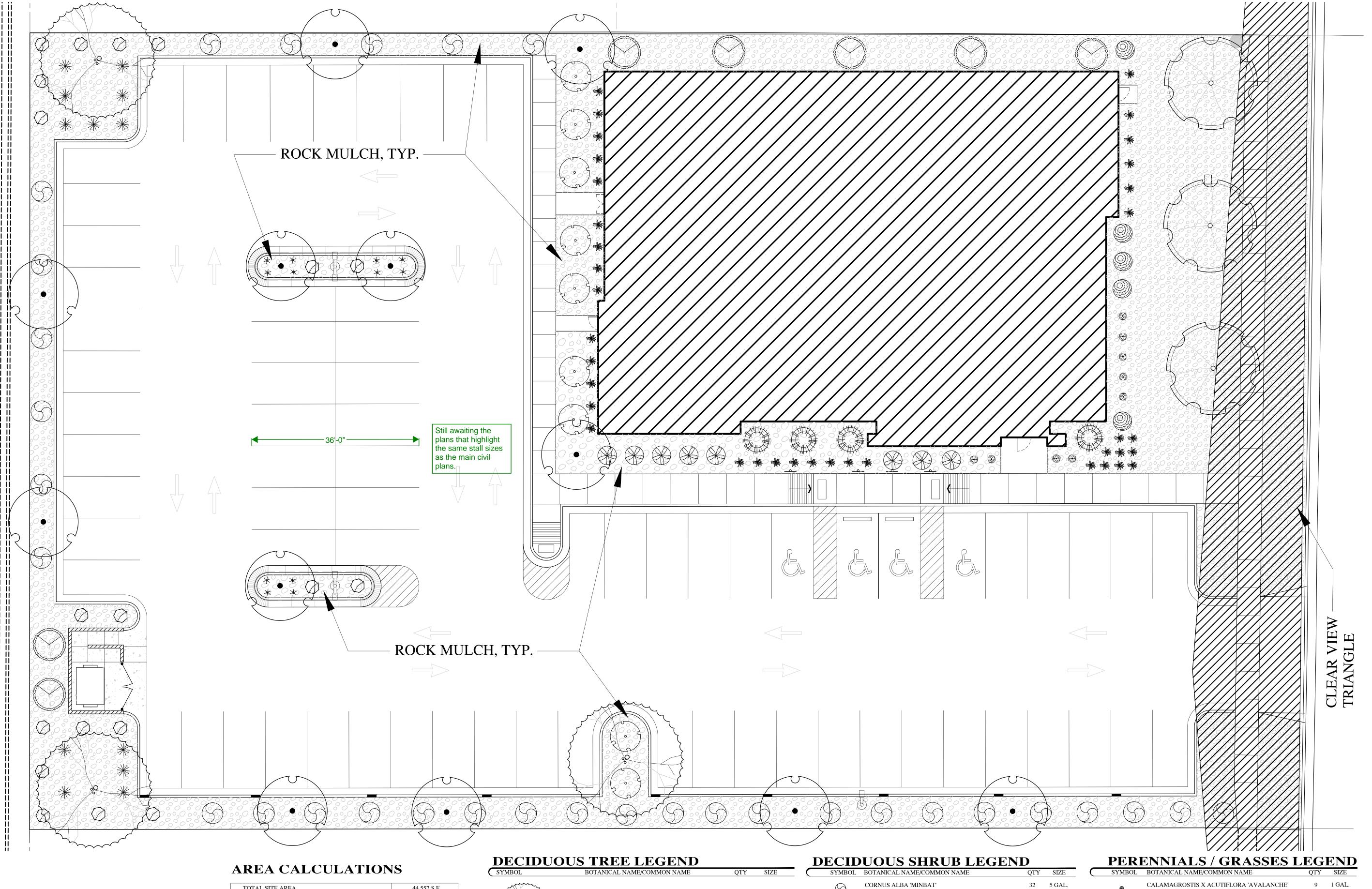
04.19.2021

06.07.2021

08.24.2021

09.29.2021

10.29.2021



TOTAL SITE AREA *NOT INCLUDING PARK STRIP AREA (1,565 S.F.)	44,557 S.F.
TOTAL LANDSCAPE AREA *NOT INCLUDING PARK STRIP AREA (1,318 S.F.)	9,932 S.F.
TREES (1 PER 2,500 S.F. OF IMPROVED AREA	
REQUIRED:	18
PROVIDED	18
SHRUBS (1 PER 300 S.F. OF IMPROVED AREA	
REQUIRED:	149
PROVIDED:	154

(DIMBOL	BOTTH (ICHE TVI IVIE) COMMIST TVI IVIE	Q11	OILL
	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' IMPERIAL HONEY LOCUST	3	2" CAL
	PRUNUS SERRULATA 'KWANZAN' KWANZAN JAPANESE FLOWERING CHERRY	3	2" CAL.

12 2" CAL.

TILIA CORDATA 'CORZAM'

CORINTHIAN LITTLELEAF LINDEN

CORNUS ALBA 'MINBAT' BATON ROUGE DOGWOOD CORNUS SERICEA 'KELSEYI' KELSEY'S DWARF RED TWIG DOGWOOD 19 5 GAL. HISBISCUS SYRIACUS 'ANTONG TWO' LIL KIM DWARF ROSE OF SHARON 5 5 GAL. PHYSOCARPUS OPULIFOLIUS 'SMPOTW' TINY WINE NINEBARK 8 5 GAL. 9 5 GAL.

RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC VIBURNUM X BURKWOODII BURKWOOD VIBURNUM

EVERGREEN SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	JUNIPERUS CHINENSIS 'BLUE POINT" BLUE POINT JUNIPER	4	5-6` TALL

7 5 GAL.

SYMBOL	BOTANICAL NAME/COMMON NAME	OTY	SIZE
₩	CALAMAGROSTIS X ACUTIFLORA 'AVALANCHE' FEATHER REED GRASS	9	1 GAL.
*	CAREX ELATA 'BOWLES GOLDEN' BOWLES GOLDEN SEDGE	12	1 GAL.
*	CAREX MUSKINGUMENSIS 'ICE FOUNTAINS' ICE FOUNTAINS PALM SEDGE	12	1 GAL.
*	HEMEROCALLIS X `ALWAYS AFTERNOON` DAYLILY	37	1 GAL.

SCALE: 1"=10'-0" ON 24X36 SHEET

Project Number:

21-017





Packet Pg. 24

2120 E. 11 Mile Rd. | Royal Oak, MI 48067

P: 248.414.9270 **F:** 248.414.9275

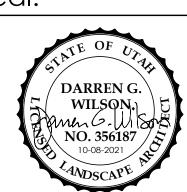
Goldfish Swim Schools

www.kriegerklatt.com

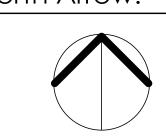
Client:

Project:

All Brand Standards must be followed - No deviation permitted without prior written Goldfish Franchise approval. Seal:



Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field. North Arrow:

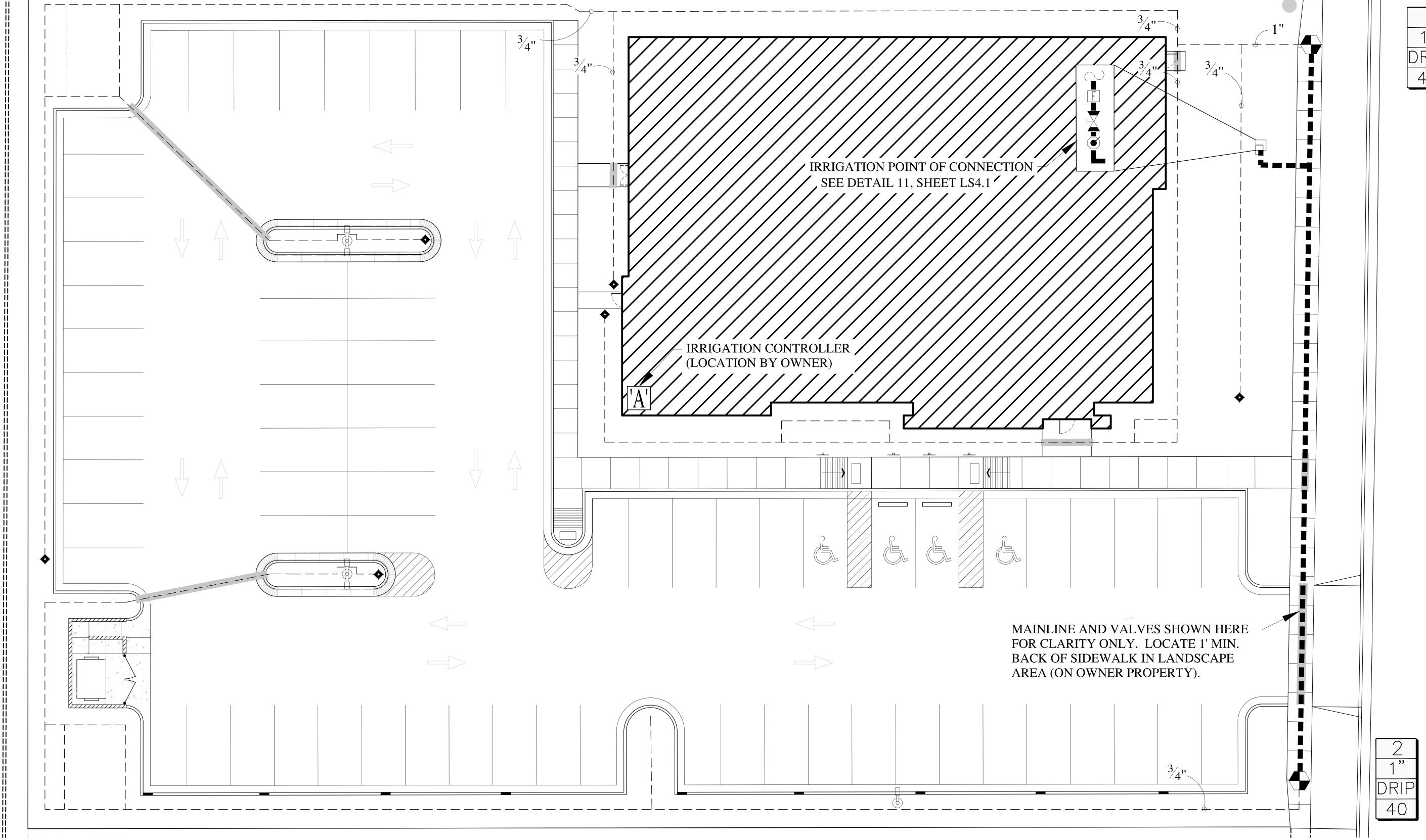


Sheet Title:

IRRIGATION PLAN

Project Number:

Sheet Number:



IDDICATION I ECEND

IRR	IGATION LEGEND												
SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI			G]	PM			DRIP	DETAILS	REMARKS
SIMBOL	MANUFACIURER-MODEL NUMBER	PAI.	KD.	P31	Q	T	Н	TT	TQ	F	GPH	DETAILS	KLWAKKS
NOT SHOWN	GPH INC. GPSCV2M DRIP EMITTER	F		30							2.0	16-19	SEE IRRIGATION DETAILS
NOT SHOWN	RAINBIRD PC-05 EMITTER WITH DIFFUSER CAP	F		30							5.0	16-19	SEE IRRIGATION DETAILS
NOT SHOWN	DRIPLINE: NETAFIM TLCV26-18	F		30							.26/18"	16-19	SEE IRRIGATION DETAILS
NOT USED	RAIN BIRD 1804-PRS POP-UP SPRAY 10 SERIES	Q,T,H	10'	30	.39	.53	.79					6	ADJUST ARC AS NEEDED
NOT USED	RAIN BIRD 1804-PRS POP-UP SPRAY SERIES VAN	VAN	10'	30								6	ADJUST ARC AS NEEDED
NOT USED	RAIN BIRD R-VAN24 (RD-04-SAM-P45 TURF ROTARY)	VAN	24'	45								6	ADJUST ARC AS NEEDED
'A'	RAINBIRD CONTROLLER, MODEL #ESPLXBASIC. LC. T	O COORDINATI	E WITH T	TRADES	TO RU	IN CO	NDUľ	ΓΑΝΕ	SLEE	VING	}	1	COORDINATE EXACT LOCATION
[A]	FOR WIRING TO VALVES. SIZE CONTROLLER AS NECE	SSARY. PLACE	CONTRO	OLLER II	N WEA	THER	RESI	STAN	T CAB	INET	'	1	WITH OWNER.
F	1" RAINBIRD SCREEN FILTER											12-13	SEE IRRIGATION DETAILS
M	1" SCHEDULE 80 ISOLATION VALVE											12-13	JUMBO VALVE BOX
2	1" POINT OF CONNECTION TO P.I. WATER MAIN PER CIVIL DE	RAWINGS,										12-13	JUMBO VALVE BOX
NOT USED	RAIN BIRD PESB-PRS-D AUTOMATIC CONTROL VALVE	(SIZE AS NOTED	ON PLA	N). INST	ΓALL I	PRS-D	OPTIO	ON PE	R DET	AILS.		5-7	SEE IRRIGATION DETAILS
4	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-100-PRB CO	M										14	JUMBO VALVE BOX
	1" SCH. 40 PVC MAINLINE											4, 8	SEE IRRIGATION DETAILS
NOT USED	LATERAL LINE: PVC SCH. 40 (SIZE PER PLAN)											4, 8	SEE IRRIGATION DETAILS
	DRIP LATERAL: PVC SCH 40, OR STICKY-STRIP PVC HC	SE BY GPH. L.C	C. SHALL	SIZE PI	PE PE	R DET.	AILS A	AND S	SPECS.			16-19	SEE IRRIGATION DETAILS
(1" RAINBIRD QUICK COUPLER VALVE, MODEL #44NP F	OR SYSTEM BL	OWOUT	. ALL GA	ALVA	VIZED	FITTI	NGS &	& PIPE			3	SEE IRRIGATION DETAILS
NOT SHOWN	N 14 GAUGE SINGLE STRAND SOLID COPPER CONTROL WIRE							4	SEE IRRIGATION DETAILS				
	SLEEVE (SIZE TO BE A MIN. OF TWICE THE DIAMETER OF THE MAIN, LATERAL)									8	COORDINATE WITH ALL TRADES		
NOT SHOWN	WIRE CHASE, SIZE TO BE 2X THE DIAMETER OF THE V	VIRE BUNDLE V	VITHIN,	1" DIA. V	VC IS	ГНЕ М	INIM	UM SI	ZE AL	LOW	ED.	4	COORDINATE WITH ALL TRADES
*	FLUSH VALVE: 1/2" PVC BALL VALVE. INSTALL AT EN	D OF ALL DRIP	LINESIN	V 10" RO	I IND I	JAIVE	ROX	-				15	REFERENCE DETAILS

VALVE ID TAG VALVE SIZE

DRIP EMITTER LEGEND

LANT TYPE	EMITTER QTY	EMITTER TYPE
ERENNIALS/GRASSES	1	GPSTCV2M (2GPH)
LL SHRUBS	2	GPSTCV2M (2GPH)
REES IN PLANTERS	2	PC-05 (5GPH)

1. EMITTERS LISTED ARE AVAILABLE FROM GPH AND RAINBIRD. 2. EMITTERS ARE NOT NECESSARY FOR TREES IN LAWN AREAS. 3. INSTALL NETAFIM TLCV IN ADDITION TO PC-05 EMITTERS PER IRRIGATION DETAILS.

4. INSTALL PC-DIFFUSER CAP ON ALL PC-05 EMITTERS.

IRRIGATION NOTES

ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE LANDSCAPE CONTRACTOR (L.C.) SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS. L.C. SHALL HAVE ALL UTILITIES BLUE STAKED BEFORE DIGGING, ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF CONTRACTOR WITH NO EXTRA COST TO THE OWNER. PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SPRINKLER SYSTEM TO BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL. 4. L.C. SHALL ONLY USE COMMERCIAL GRADE PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS/QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.

5. L.C. SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN SCH. 40 ELECTRICAL CONDUIT. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL

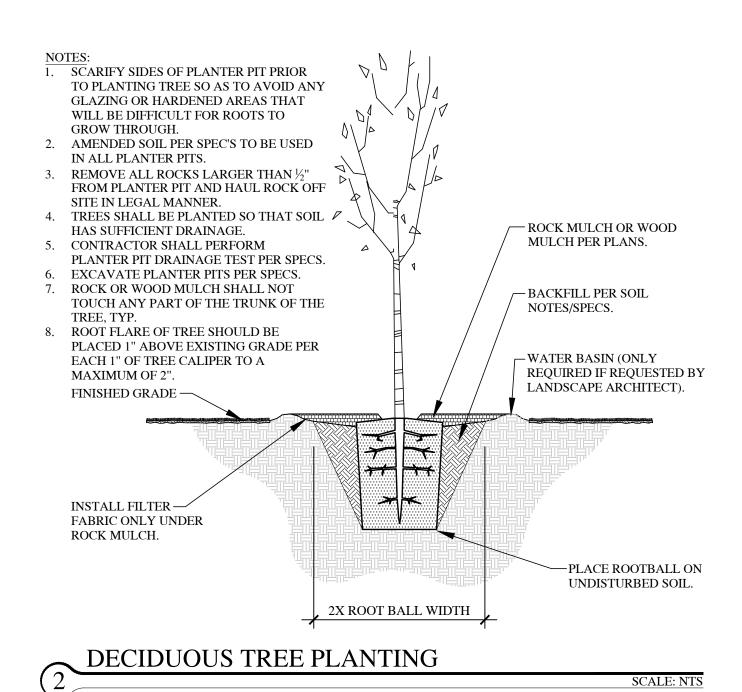
MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE. 7. MAIN LINE SHALL BE 1" (UNLESS OTHERWISE DIRECTED). LATERAL LINES SHALL BE NO SMALLER THAN 3/4" UNLESS NOTED ON PLAN. PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 1/2" MAX. 4 MAIN LINES SHALL BE 18" DEEP MIN, AND LATERAL LINES 12" DEEP MIN, NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES.

PLACE PIPES, VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MODIFY LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN. DO NOT LOCATE VALVE BOXES IN LAWN AREAS IF POSSIBLE. 10. LANDSCAPE ARCHITECT OR OWNER SHALL VISUALLY INSPECT ALL TRENCHES PRIOR TO BACKFILLING. L.C. SHALL GIVE LANDSCAPE ARCHITECT MIN. 72 HR. NOTICE BEFORE INSPECTION IS TO BE MADE. L.C. SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.

11. ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS. L.C. SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS. 12. VALVE BOXES SHALL BE INSTALLED SQUARED TO AND 6" MIN. AWAY FROM WALKS AND WALLS.

13. DRIP LINES SHALL BE FLEXIBLE AR PVC TUBING BY GPH. FOR DRIP AREAS REQUIRING 0-4 GPM USE 1/2" TUBING, FOR DRIP AREAS REQUIRING 4-8GPM USE 3/4" TUBING AND FOR DRIP AREAS REQUIRING 8-13 GPM USE 1" TUBING. CONTRACTOR TO VERIFY PLANT QUANTITIES ON EACH DRIP LINE AND SIZE PIPE ACCORDINGLY. L.C. TO INSTALL RAIN BIRD XFD-09-12 ON-SURFACE DRIP LINE FOR TREES PER THE DETAILS. MODIFY DRIP ZONES AS NECESSARY TO PROVIDE ADEQUATE COVERAGE TO ALL LANDSCAPED AREAS. 14. POWER TO CONTROLLER TO BE PROVIDED BY ELECTRICAL CONTRACTOR. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER, IF MOUNTED OUTSIDE, CONTROLLER TO BE MOUNTED IN

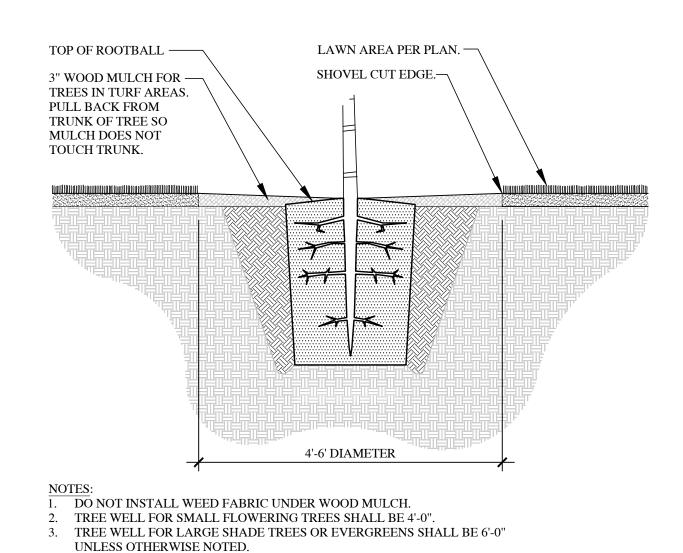
WEATHERPROOF LOCKING WALL MOUNTED CABINET PER MANUFACTURERS INSTRUCTIONS, L.C. SHALL ENSURE THE CONTROLLER IS GROUNDED PER LOCAL CODE AND PER MANUFACTURER SPEC. 15. IF THE STATIC PRESSURE AT THE POINT OF CONNECTION EXCEEDS 110 PSI, INSTALL A BRASS PRESSURE REDUCER IN-LINE WITH THE FILTER PER MANUFACTURER SPECS. INSTALL THE FILTER AND PRESSURE REDUCER IN A VALVE BOX (SIZE AS REQUIRED). ADJUST PRESSURE AS REQUIRED FOR NORMAL OPERATION OF THE IRRIGATION SYSTEM.



PLANT SPACING

PER PLAN

1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING TREE SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH. 2. AMENDED EXISTING SOIL PER SPEC'S TO BE USED IN ALL PLANTER PITS. 3. REMOVE ALL ROCKS LARGER THAN ½" FROM PLANTER PIT AND HAUL ROCK OFF SITE IN LEGAL MANNER. 4. TREES SHALL BE PLANTED SO THAT SOIL HAS SUFFICIENT DRAINAGE. 5. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS. 6. EXCAVATE PLANTER PITS PER SPECS. 7. MULCH SHALL NOT TOUCH ANY PART OF - ROCK MULCH OR THE TRUNK OF THE TREE, TYP. WOOD MULCH, 8. ROOT FLARE OF TREE SHOULD BE PER PLANS. PLACED 1" ABOVE EXISTING GRADE PER - WATER BASIN EACH 1" OF TREE CALIPER TO A (ONLY REQUIRED MAXIMUM OF 2". IF REQUESTED BY LANDSCAPE ARCHITECT). FINISHED GRADE. INSTALL FILTER BACKFILL PER SOIL FABRIC ONLY UNDER NOTES/SPECS. ROCK MULCH. – PLACE ROOTBALL ON UNDISTURBED SOIL. 2X ROOT BALL WIDTH EVERGREEN PLANTING



TREE WELL IN TURF AREA

4. AS TREES MATURE TREE WELL WILL NEED TO EXPAND.

 PLACE TOP OF ROOTBALL WATER BASIN. USE — FLUSH WITH FINISHED GRADE. WHEN NECESSARY PER LANDSCAPE ROCK OR MULCH PER PLANS. ARCHITECTS MULCH SHOULD NOT TOUCH REQUEST. ANY PART OF THE TRUNK OF THE SHRUB. FINISHED GRADE.-– BACKFILL PER SOIL NOTES AND SPECS. - PLACE ROOTBALL ON UNDISTURBED SOIL.

6. CONTRACTOR TO REMOVE NURSERY TREE STAKE FROM ROOTBALL AT TIME OF PLANTING (TYP.).

- 1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING SHRUB/GRASS SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
- IMPORTED & AMENDED TOPSOIL PER SPEC'S TO BE USED IN ALL PLANTER PITS. REMOVE ALL COMPACTED, CLAY OR ROCKY SOILS FROM PIT AND HAUL OFF SITE IN A LEGAL MANNER.
- 4. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS. 5. EXCAVATE PLANTER PITS PER SPECS.

CONTRACTOR SHALL PROVIDE TREE STAKING AS PART OF THE BASE BID.

TREE STAKING

SHRUB & ORNAMENTAL GRASS PLANTING



1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING PERENNIALS SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT

REMOVE ALL COMPACTED, CLAY OR ROCKY SOILS FROM PIT AND HAUL

CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS.

FOR ROOTS TO GROW THROUGH.

4. EXCAVATE PLANTER PITS PER SPECS.

OFF SITE IN LEGAL MANNER.

ROCK OR WOOD MULCH PER-PLAN. MULCH SHOULD NOT TOUCH ANY PART OF THE

12" DEPTH OF AMENDED

PERENNIAL.

SOIL PER SPECS.

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT. NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS, REFER TO IRRIGATION PLANS FOR SPECIFICS.
- SANDY LOAM TOPSOIL TO BE INSTALLED AT THE FOLLOWING DEPTHS: 12" IMPORTED SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS. PROVIDE OWNER A BID ALTERNATE TO ONLY INSTALL 6" OF AMENDED TOPSOIL IN PLANTER AREAS VS. 12". 5. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. THE FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR
- 6. DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL ROCK MULCH AREAS (IF ANY). DO NOT INSTALL WEED BARRIER FABRIC UNDER ANNUALS, GROUNDCOVERS AND AREAS TO RECEIVE WOOD MULCH. INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS. ALL PLANTING AREAS SHALL RECEIVE 2 APPLICATIONS OF PRE-EMERGENT HERBICIDE REGARDLESS OF WHETHER WEED FABRIC IS INSTALLED OR NOT
- 8. DECORATIVE ROCK MULCH TO BE 1"-2" SIZE 'SOUTHTOWN' CRUSHED STONE FROM UTAH LANDSCAPE ROCK AND INSTALLED AT A 3" DEPTH IN ALL TREE AND SHRUB PLANTER AREAS. PULL MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES. MULCH TYPE AND COLOR SHALL MATCH THE ADJACENT DEVELOPMENT. OWNER TO APPROVE THE MULCH TYPE AND COLOR PRIOR TO
- 9. IF HIGH WINDS ARE FREQUENT ON SITE, ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED. 10. CONTRACTOR SHALL INSPECT ALL DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES FOUND IN THE DRAWINGS, DETAILS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND IN-SITE DESIGN GROUP PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN WRITTEN FIELD DIRECTIVES FROM IN-SITE DESIGN GROUP AND/OR THE OWNER STATING PROPER COURSE OF ACTION IF DISCREPANCIES OR ERRORS ARE DISCOVERED PRIOR TO AND DURING CONSTRUCTION.

NOT USED NOT USED

SOD LAYING AND EDGE

SCALE: NTS

- FINISH GRADE OF ROCK TO BE 1" BELOW TOP OF ADJACENT CONCRETE SIDEWALK, CURB OR OTHER

- ROCK PER PLANS. SEE LEGEND ON PLANTING PLAN

HARDSCAPE ELEMENT PER PLAN.

SHEETS FOR TYPES AND DEPTHS.

6" MOWCURB SECTION

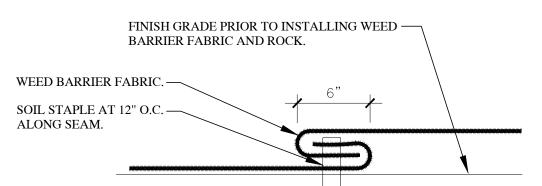
SCALE: NTS

ROCK SHALL BE SCREENED & DOUBLE WASHED AND BE FREE OF DEBRIS PRIOR TO INSTALLATION. IF ROCK SUPPLIER DOES NOT HAVE A WASH PLANT, THE LANDSCAPE CONTRACTOR SHALL STILL BE RESPONSIBLE FOR DOUBLE WASHING

- ALL ROCK AND BOULDERS PRIOR TO INSTALLATION. INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
- . KEEP TOP OF ROCK 1"-1½" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW ROCK TO TOUCH THE TRUNK OF ANY PLANT. INSTALL ROCK AFTER INSTALLATION OF WEED BARRIER FABRIC AND PLANT MATERIAL
- . CONTRACTOR TO ENSURE THAT TOP OF WEED BARRIER FABRIC IS FREE OF SOILS AND DEBRIS PRIOR TO PLACING ROCK. SEE LANDSCAPE PLANS FOR ROCK TYPE AND DEPTH.

WEED FABRIC NOTE:

INSTALL 6" SOIL STAPLE IN WEED BARRIER FABRIC AT 5' O.C. TRIANGULAR SPACING. INSTALL 6" SOIL STAPLE AT 12" O.C. ALONG ALL WEED BARRIER FABRIC SEAMS. OVERLAP FABRIC MIN. OF 6" AT ALL SEAMS AS SHOWN BELOW. INSTALL SOIL STAPLE 6' O.C. ALONG EDGES & 2 AT EACH CORNER.



ROCK AND WEED BARRIER FABRIC

LANDSCAPE WEED BARRIER FABRIC.

ELEMENT PER PLAN.

— UNDISTURBED SOIL, EXCAVATE SOIL TO DEPTHS PER SOIL SPECIFICATIONS AND PER

- FINISHED SURFACE OF ADJACENT CONCRETE

SIDEWALK, CURB, OR OTHER HARDSCAPE

Project:

GSS - American Fork, UT 348 South 500 East American Fork, Utah

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Goldfish Swim Schools

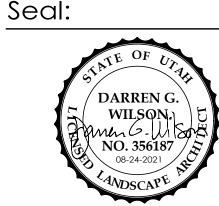
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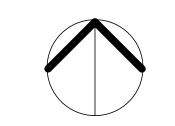
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Note:

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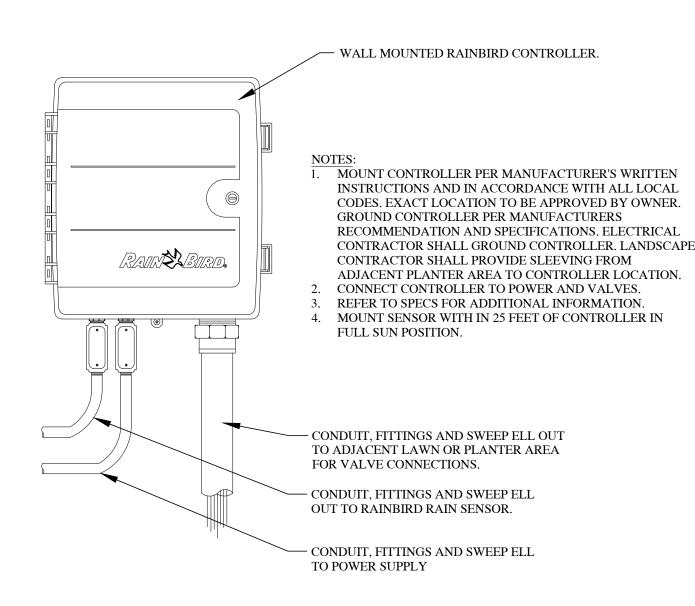


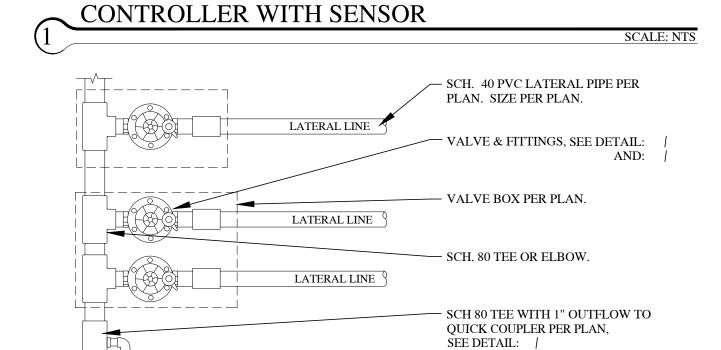
PLANTING DETAILS

Project Number

21-017

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QUICK COUPLER IN 10" ROUND

- SCHEDULE 80 PVC, TYPICAL (LENGTH & SIZE AS REQ.)

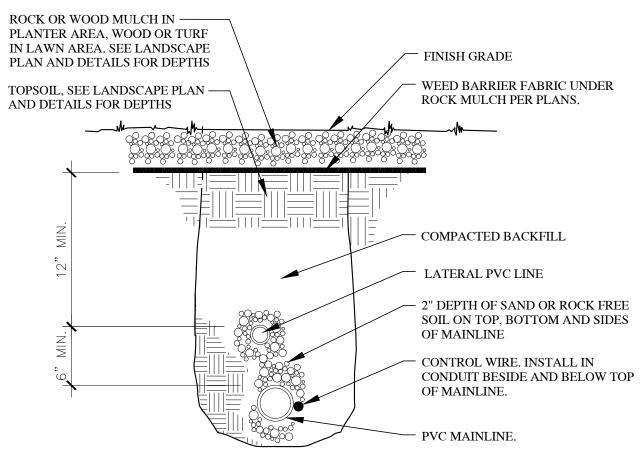
SCHEDULE 80 PVC TEE OR ELL, SIZE AS REQUIRED. MAINLINE

DRIP ZONE ALL BY ITSELF IN WHICH CASE THE PIPING SHALL BE SIZED PER THE FLOW OF THE MODIFY MANIFOLD AS NECESSARY DEPENDING ON HOW MANY VALVES ARE IN A CLUSTER.

ALL VALVE MANIFOLD PIPING AND FITTINGS TO BE SCH. 80 FITTINGS, UNLESS THERE IS A

MODIFY AS REQUIRED DEPENDING ON WHETHER THE VALVES ARE PARALLEL OR PERPENDICULAR TO MAINLINE

VALVE MANIFOLD



PROVIDE SLACK IN CONTROL WIRES AT ALL CHANGES IN DIRECTION. MAINLINE DEPTH SHALL BE 18" DEEP EXCEPT UNDER ASPHALT & CONCRETE PAVING AND AT P.O.C. SHALL BE MIN OF 24" & MAX OF 30". INSTALL ADDITIONAL FITTINGS & RESTRAINTS AS REQUIRED.

3. MAINLINE AND LATERAL LINES SHALL BE KEPT MIN. 12" FROM ALL SIDEWALKS AND CURBS.

TRENCH SECTION SCALE: NTS 1. INSTALL MANUAL DRAINS AT MAIN SHUT-OFF VALVE LOCATION AND IN OTHER ISOLATION VALVES LOCATIONS AS REQUESTED BY OWNER. PROVIDE OWNER WITH (2) VALVE KEYS. 3. AT CONTRACTORS DISCRETION, THE MANUAL DRAIN AS WELL AS THE ISOLATION VALVES MAY BE INSTALLED IN (1) 24" DIAMETER PVC PIPE WITH A CAST IRON LID. INSTALL MIN. 12" DEPTH OF GRAVEL IN BASE OF 24" DIAMETER 4. CONTRACTOR SHALL ENSURE THAT THE MANUAL DRAINS ARE - RAINBIRD VALVE BOX WITH INSTALLED AT THE LOW POINT ENSURE PROPER DRAINAGE, COVER. SIZE AS NECESSARY. FINISH GRADE. 2" YELLOW SNUG CAP · 2" CLASS 200 PVC PIPE · 1" BRASS NIPPLE NOT USED.

MANUAL DRAIN (OPTIONAL)

CONTROL VALVE

(LENGTH AS REQUIRED). - BRICK (1 OF 4) REQUIRED IF RAINBIRD VALVE BOX IS – 1" BRASS MANUAL DRAIN VALVE (CURB STOP). IRRIGATION MAIN -— 1" MARLEX. LINE FITTING. 2 CUBIC FOOT OF 3/4" MINUS GRAVEL SUMP. FABRIC BARRIER LINER. IRRIGATION · MAIN LINE.

NOT USED

VALVE BOX (SIZE AS REQUIRED) WITH EXTENSIONS IF NECESSARY RAINBIRD 44LRC QUICK COUPLER VALVE INSTALL TOP OF VALVE BOX 1/2" ABOVE FINISH GRADE IN LAWN AREAS AND FLUSH WITH TOP OF MULCH IN PLANTERS. HEAVY DUTY GALVANIZED FASTENERS (2 REQUIRED) - SCH. 80 NIPPLES — 3/4" MIN GRAVEL BASE - BRICK (1 OF 3). NOT REQUIRED IF RAINBIRD VALVE BOX IS USED. SCH. 80 STREET ELL - MANIFOLD SCH. 80 TEE. — SCH. 80 ELL AND STREET ELL - 30" X 1" GALVANIZED ANGLE IRON STAKE

FLUSH ALL PIPING PRIOR TO INSTALLING VALVE. WRAP ALL THREADS WITH TEFLON TAPE. 1.1/2 TO 2 WRAPS MAXIMUM. COMPACT SOILS AROUND VALVE BOX TO 80% OF ORIGINAL DRY DENSITY 4. INSTALL GEOFABRIC UNDER VALVE BOXES AND TAPE TO PIPE NIPPLES AND VALVE BOX. BOX COLOR - GREEN IN TURF AND TAN IN PLANTER AREAS.

IRRIGATION SYSTEM TO BE BLOWN OUT WITH AIR COMPRESSOR THROUGH THE RPZ AND QUICK COUPLERS BEFORE FREEZING TEMPERATURES OCCUR, TYP. . SCH 80 PVC TEE OR ELL'S CAN BE USED ON ALL QUICK COUPLERS EXCEPT AT POINT OF

QUICK COUPLER FITTINGS AND NIPPLES AT P.O.C. QUICK COUPLER(S) TO BE GALVANIZED.

VALVE ASSEMBLY

CONNECTION (IF QUICK COUPLER(S) ARE INSTALLED AT THE POINT OF CONNECTION). ALL

QUICK COUPLER VALVE

NOT USED

PIPE, WIRE, AND TRENCH

RUN WIRING BENEATH -

AND BESIDE MAINLINE.

TAPE AND BUNDLE AT

10-FOOT INTERVALS.

- CLASS 200 SLEEVES OR GREEN ABS PIPE SIDE BY SIDE PVC CAP (TYPICAL)

SECTION VIEW

MAINLINE

PLAN VIEW

ALL SOLVENT WELD -

PLASTIC PIPING TO BE

SPECS.) TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.

3. NO LINE VOLTAGE WIRING SHALL BE ALLOWED IN IRRIGATION TRENCHES.

FOR PIPE AND WIRE BURIAL DEPTHS, SEE NOTES AND SPECS.

SNAKED IN TRENCH AS

SLEEVE BELOW ALL HARDSCAPE ELEMENTS (WITH CLASS 200 OR SCH, 40 OR SCH, 80 PER

LATERAL

PIPE

WIRING IN

CONDUIT

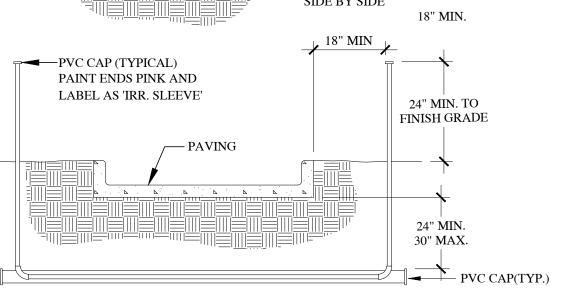
SCALE: NTS

MAINLINE, LATERAL,

AND WIRING IN THE

SAME TRENCH

LATERAL LINE



1. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO

24-INCHES MINIMUM ABOVE FINISH GRADE. 2. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION

SLEEVING

REFER TO NOTE 1.

WASHED GRAVEL

1" SUPPLY LINE

3" MIN. OF 3/4"

- RAINBIRD VALVE BOX -RAINBIRD VALVE BOX WITH COVER AND FINISH GRADE WITH COVER AND EXTENSIONS AS REQ. EXTENSIONS AS REQ. —1"X1" SCH. 80 TEE WITH QUICK COUPLER REQUIRED, SEE DETAIL: 3/LS4.1 PVC THREADED-— 1" MAINLINE UNION, TYP. PVC LATERAL PIPE -PVC FEMALE PVC MALE ADAPTER **ADAPTER** -1" SCH. 80 PVC SHUT FLOW ___ OFF VALVE. -1" RAINBIRD FILTER BRICK, 1 OF 4.— 1" SUPPLY LINE

> 1. FILTER ASSEMBLY TO BE INSTALLED WITH SCREEN DIRECTION FACING A 45° DOWNWARD ANGLE WITH ENOUGH SPACE TO REMOVE SCREEN FOR MAINTENANCE. SOME APPLICATIONS MAY REQUIRE RAIN BIRD VALVE BOX EXTENSIONS TO ACHIEVE ACCEPTABLE SCREEN CLEARANCE. BRICKS ARE NOT REQUIRED UNDER VALVE BOXES IF RAINBIRD VALVE BOXES ARE USED.

1-1/2" SCREEN FILTER IN BOX

1" STOP AND

SCALE: NTS

WASTE VALVE

INSTALL MISC. REDUCER FITTINGS AS REQ. (NOT SHOWN).

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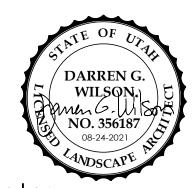
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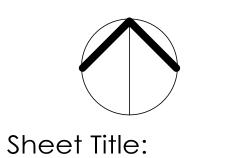
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IRRIGATION DETAILS

Project Number 21-017

Sheet Number:

NOT USED

POP-UP SPRAY

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Goldfish Swim Schools

GSS - American Fork, UT

Description

Site Plan Review

TRC Revisions 01

TRC Review

C&S/Bids

Client:

Project:

348 South 500 East

American Fork, Utah

Issued

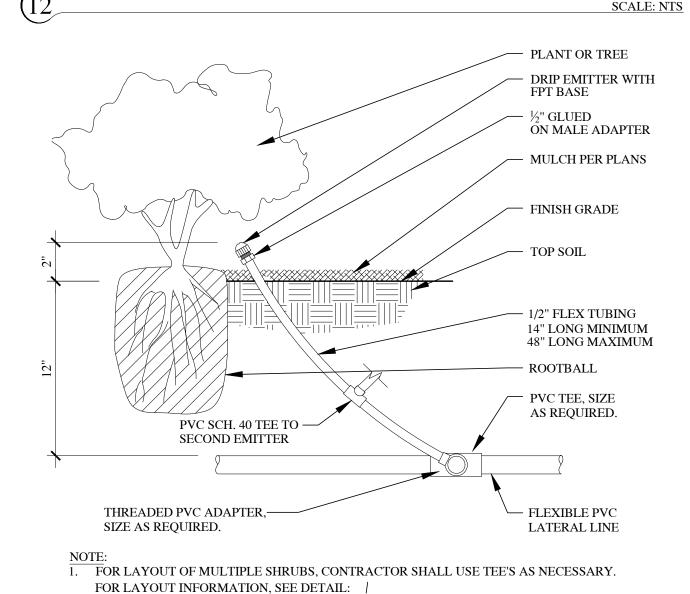
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06.07.2021

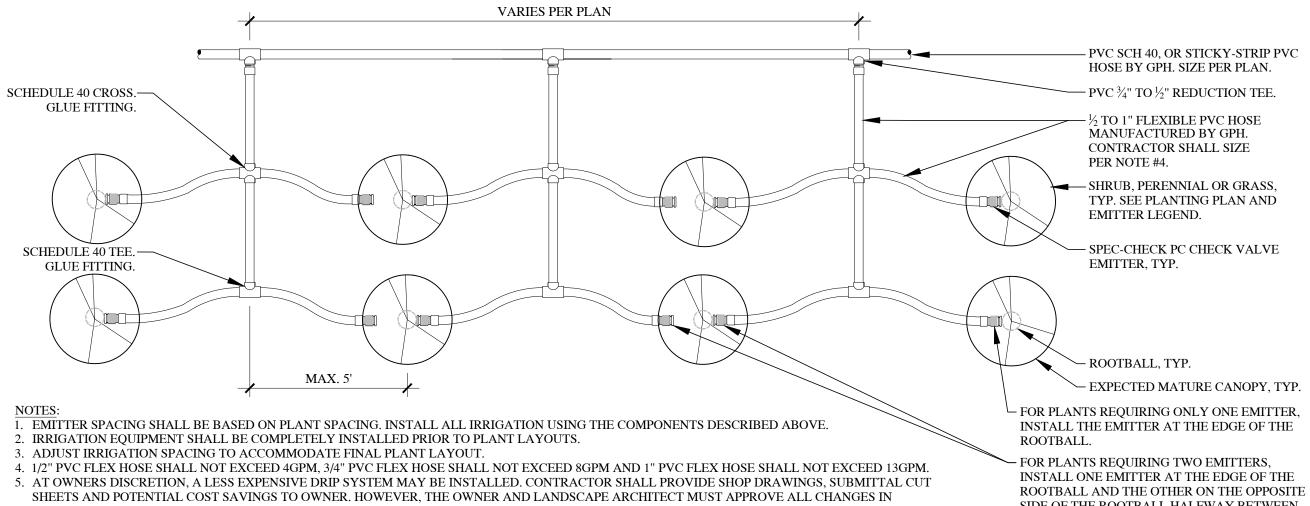
08.24.2021

09.29.2021

10.29.2021 C&S/Bids



DRIP EMITTER



SIDE OF THE ROOTBALL HALFWAY BETWEEN MATERIALS AND CONSTRUCTION PRACTICES IF DIFFERENT FROM THE PLAN. THE PLANT'S TRUNK AND IT'S EXPECTED 6. SMALL EVERGREEN TREES MAY NEED FEWER EMITTERS. CONSULT WITH THE LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLING IRRIGATION TO MATURE CANOPY. DETERMINE QUANTITY OF EMITTERS. 7. SEE IRRIGATION SHEET FOR DRIP EMITTER LEGEND. FOR TREES REQUIRING TWO EMITTERS, INSTALL

BOTH AT THE EDGE OF THE ROOTBALL ON

OPPOSITE SIDES OF THE TREE.

8. USE IPS WELDON 795 GLUE AND P70 PRIMER PER GPH INC. SPECIFICATIONS.

GPH DRIP EMITTER PLAN VIEW

TUBING WHEN PLACING COBBLE ROCK AND BOULDERS.

TREE DRIP WITH PARTIAL

PLANTING UNDER CANOPY

CIRCULAR PATTERN AROUND THE TREE.

9. DO NOT INSTALL PIPE, FITTINGS, OR GLUE IN TEMPERATURES BELOW 40 DEGREES. SEE MANUFACTURER SPECIFICATIONS FROM MORE INFORMATION.

NETAFIM DRIPLINE .

OR EVERGREEN TREE.

MATERIAL (IF ANY), TYP.

AND AROUND SHRUBS.

PER PLAN.

1. LAYOUT SHOWN IS TYPICAL. ON SITE MODIFICATIONS WILL BE REQUIRED DUE TO VARYING SIZE OF

2. INSTALL NETAFIM DRIP TUBING UNDER WEED BARRIER FABRIC. USE THIS DETAIL FOR ALL TREES

3. TREES PLANTED IN LAWN AREAS WILL NOT BE WATERED BY DRIP BUT WILL BE WATERED BY THE

5. FOR LINEAR PLANTERS WITH TREES, INSTALL NETAFIM IN STRAIGHT LINES RATHER THAN A

LINE PER THIS DETAIL OUT TO THE DRIPLINE OF THE TREES MATURE SIZE.

6. INSTALL A FLUSH VALVE (NOT SHOWN) AT THE END OF ALL DRIP LINES, PER PLAN.

PLANTER ISLANDS. CONSULT WITH LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION TO

PLANTED IN COBBLE ROCK AREAS. CONTRACTOR SHALL BE CAREFUL NOT TO DAMAGE OR PINCH

THIS DETAIL IS FOR DESIGN INTENT ONLY AND IS NOT TO SCALE. CONTRACTOR MUST INSTALL DRIP

DETERMINE HOW MUCH DRIP NEEDS TO BE INSTALLED AND WHAT CONFIGURATION IS APPROPRIATE.

- SCH. 40 PVC LATERAL LINE

SCALE: NTS

- TWO PC-05 DRIP EMITTER AT SURFACE, ATTACH DIRECTLY TO

- MATURE CANOPY OF DECIDUOUS

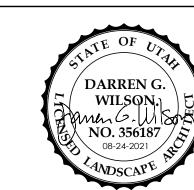
- SIDEWALK OR OTHER HARDSCAPE

- NETAFIM TLCV26-1801 DRIP LINE TUBING WITH FITTINGS. START 12" OUT FROM TRUNK OF TREE THEN SPIRAL OUT FROM TRUNK TO TREES CANOPY ESTIMATED MATURE DIAMETER. ADJUST NETAFIM IN

~ 24" EXTRA LENGTH OF AR 1/2" OR 3/4" TUBING (AVAILABLE THRU GPH PRODUCTS) LINE COILED IN — VALVE BOX WITH COVER PVC BALL VALVE, SIZE PER LINE. — FINISH GRADE - BRICK (1 OF 4) REQUIRED IF RAINBIRD VALVE BOX IS NOT USED.

Brand Standard:

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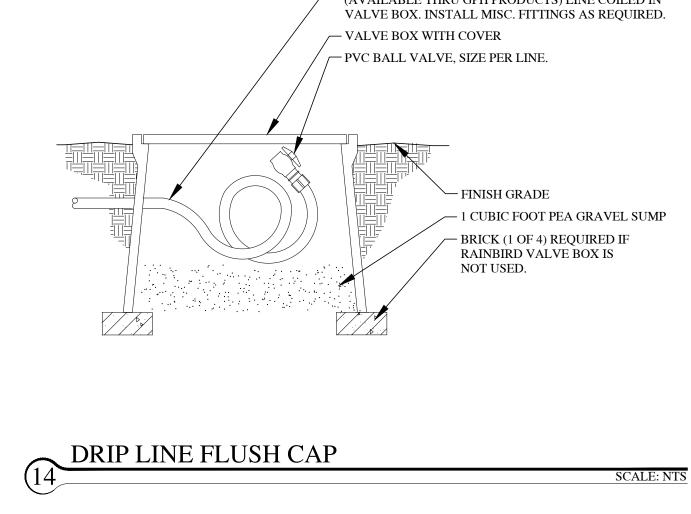
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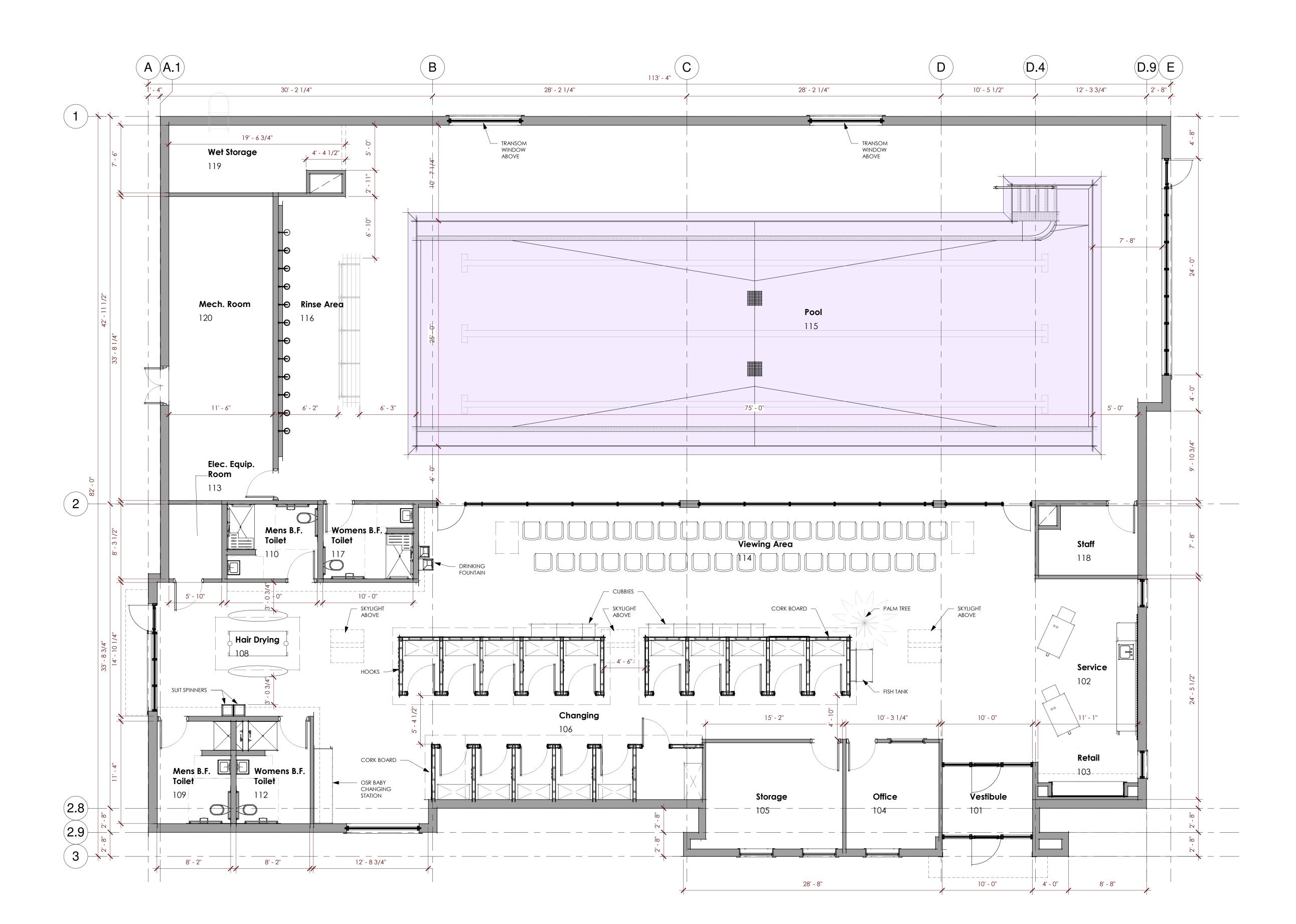
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DESIGN GROUI

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First Floor - Proposed - 8,783 Gross S.F.

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Client:

Goldfish Swim Schools FA.192

Project:

GSS - American Fork, U 348 South 500 East American Fork, Utah

Issued	Description	Ву
04.19.2021	Site Plan Review	TS
06.07.2021	TRC Review	TS
08.24.2021	TRC Revisions 01	TS
Dravad	Ctanadara	
prana	Standard:	• •
All Brand	Standards mus	t be

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Floor Plan -Proposed

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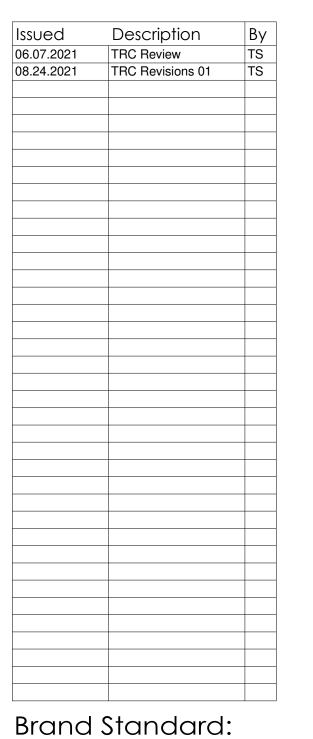
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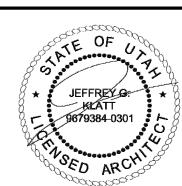
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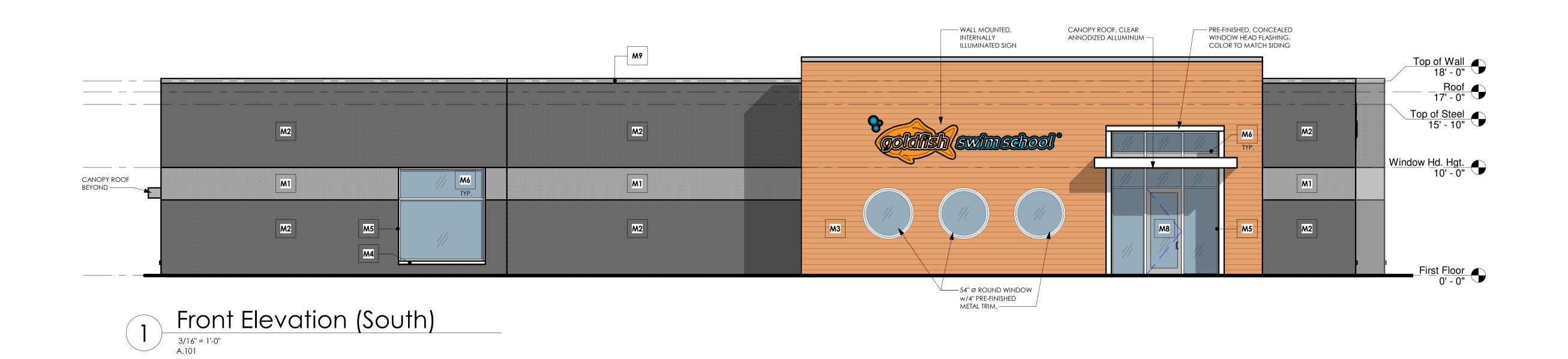
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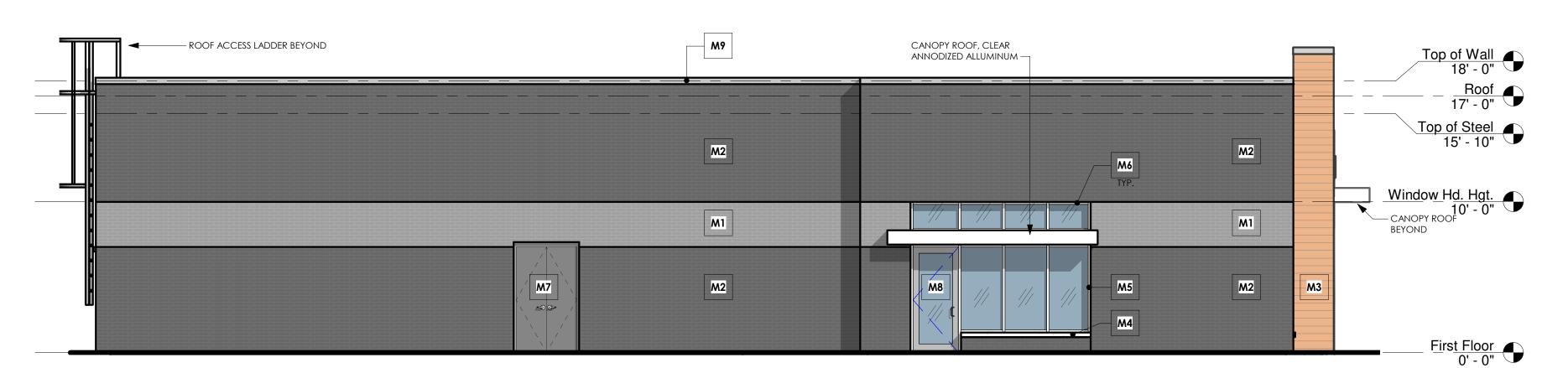
Exterior Elevations

Project Number:

21-017

Sheet Number:





	Side Elevation	(West)	
2	3/16" = 1'-0" A.101		

	erior Material Sche			
TAG	DESCRIPTION	LOCATION	MANUFACTURER	FINISH / COLOR
M-1	CMU (BRICK) FACADE (LIGHTER)	AS NOTED ON ELEVATIONS	SPEC-BRIK - HI-R	FACE BRICK: HARGUS MORTAR: MATCH BRICK COLORS (SUBMIT SAMPLE)
M-2	CMU (BRICK) FACADE (DARKER)	AS NOTED ON ELEVATIONS	SPEC-BRIK - HI-R	FACE BRICK: CHESAPEAKE MORTAR: MATCH BRICK COLORS (SUBMIT SAMPLES)
M-3	HORIZONTAL ALUMINUM WOOD GRAIN SIDING	AS NOTED ON ELEVATIONS	LONGBOARD - 6" CHANNEL SIDING PLANKS	WOODGRAIN - COLOR TBD.
M-4	STONE SILL	AS NOTED ON ELEVATIONS	-	-
M-5	STOREFRONT GLAZING FRAMES	AS NOTED ON ELEVATIONS	SUBMIT SHOP DRAWINGS FOR APPROVAL	KAWNEER-TRIFAB VG451T
M-6	STOREFRONT CLEAR GLASS	AS NOTED ON ELEVATIONS	SUBMIT SHOP DRAWINGS FOR APPROVAL	1" INSULATED W/LOW E-COATING PPG SOLARBAN 60
M-7	H.M. DELIVERY DOOR & FRAME	AS NOTED ON ELEVATIONS	SEE DOOR SCHEDULE ON A.600	SHERWIN WILLIAMS SW6075 GARRET GRAY
M-8	ALUMINUM/GLASS DOOR	AS NOTED ON ELEVATIONS	SEE DOOR SCHEDULE ON A.600	CLEAR ANOD. ALUMINUM W/CLEAR TEMP. GLASS
M-9	PRE-FINISHED METAL COPING	AS NOTED ON ELEVATIONS	PAC-CLAD PAC TITE COPING	SILVER METALLIC (SUBMIT SAMPLES FOR APPROVAL)
M-10	PRE-FIN. METAL FLUSH WALL PANELS	AS NOTED ON ELEVATIONS	CEI-COMPOSITE MATERIALS 734-212-3006	MCM-METAL COMPOSITE MATERIAL/R4000 COLOR: TO MATCH STOREFRONT (SUBMIT SAMPLE)

NOTE:
INSTALL CONTROL JOINT AT MAXIMUM 25'-0" SPACING IN BRICK VENEER.
INSTALL PER CODE AND MASONRY INSTITUTE STANDARDS.
CAULK ALL EXPANSION JOINTS WITH SPECIFIED COLOR TO MATCH BRICK, OR APPROVED SAMPLE/
CAULK: TREMCO - DYMONIC 100 - POLYURETHANE SEALANT (OR EQUIVALANT): MATCH TO BRICK COLOR - SEE COLOR GUIDE online:

TREMCOSEALANTS.COM/PRODUCTS/DYMONIC-100.ASPX (MATCH TO SUBMITTED BRICK SAMPLES)

REFER TO SHEET CS.600 FOR WINDOW TYPE LEGEND. *ALL GLAZING AND DOORS TO BE THERMALLY BROKEN*

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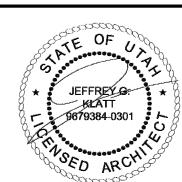
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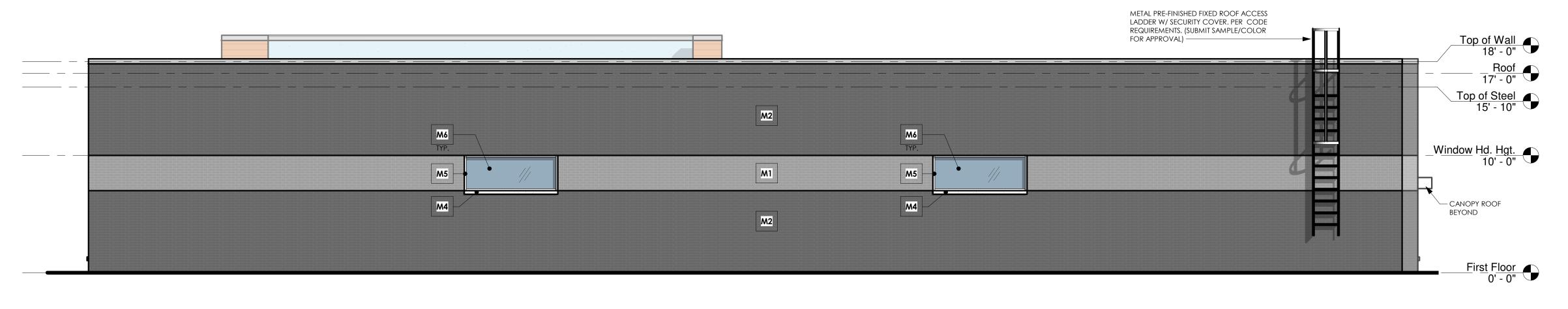
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Exterior Elevations

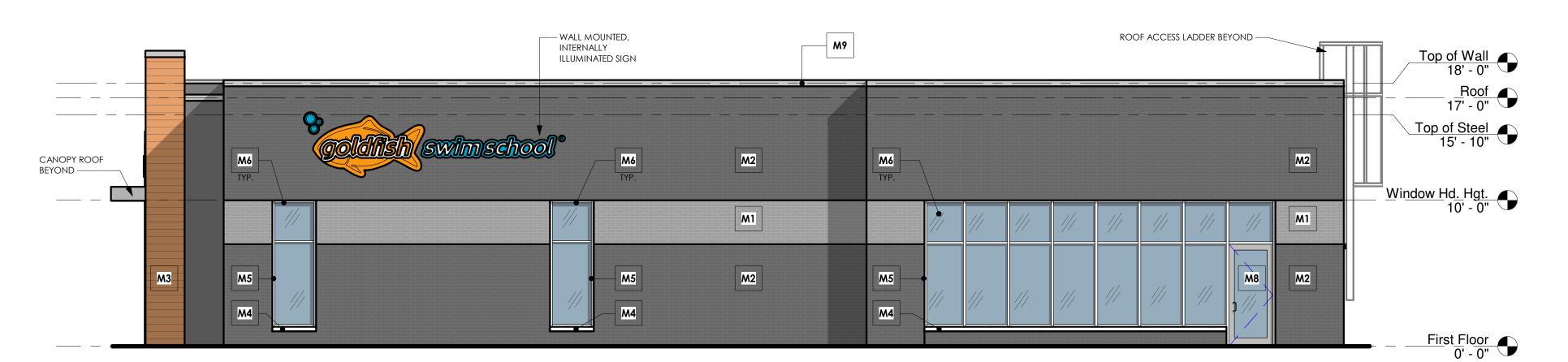
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Exte	erior Material Sche	edule 🗴		
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REFER TO SHEET CS.600 FOR WINDOW TYPE LEGEND. *ALL GLAZING AND DOORS TO BE THERMALLY BROKEN*



South-West Rendering - 1
No Scale



South-East Rendering - 1



South-West Rendering - 2



South-East Rendering - 2
No Scale

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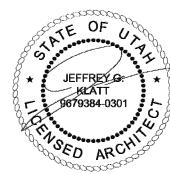
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3D Views

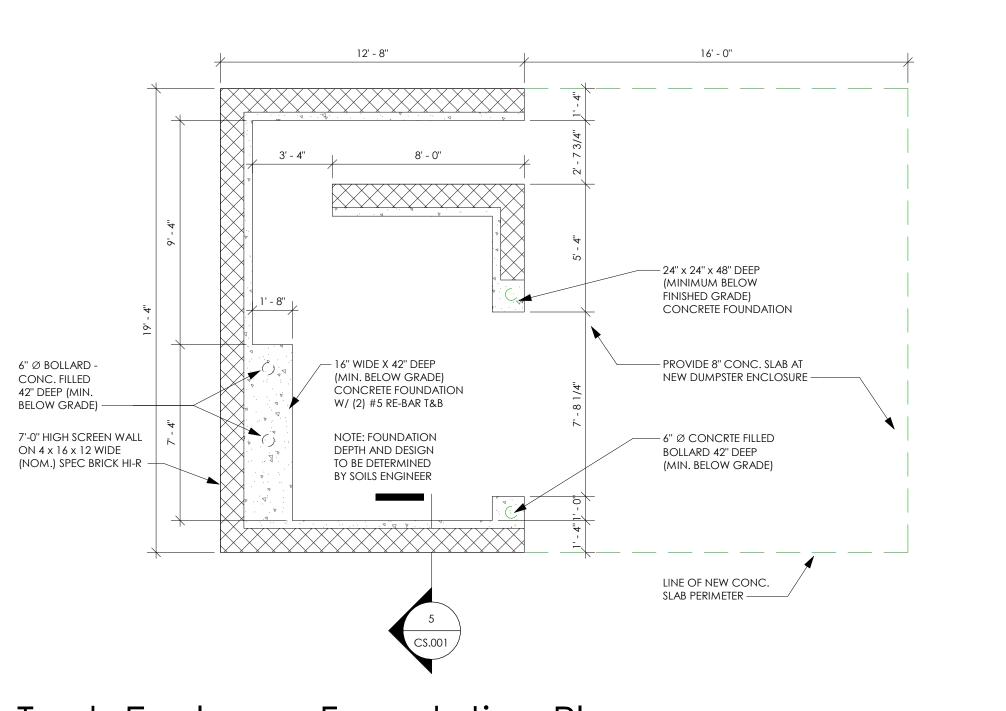
Project Number:

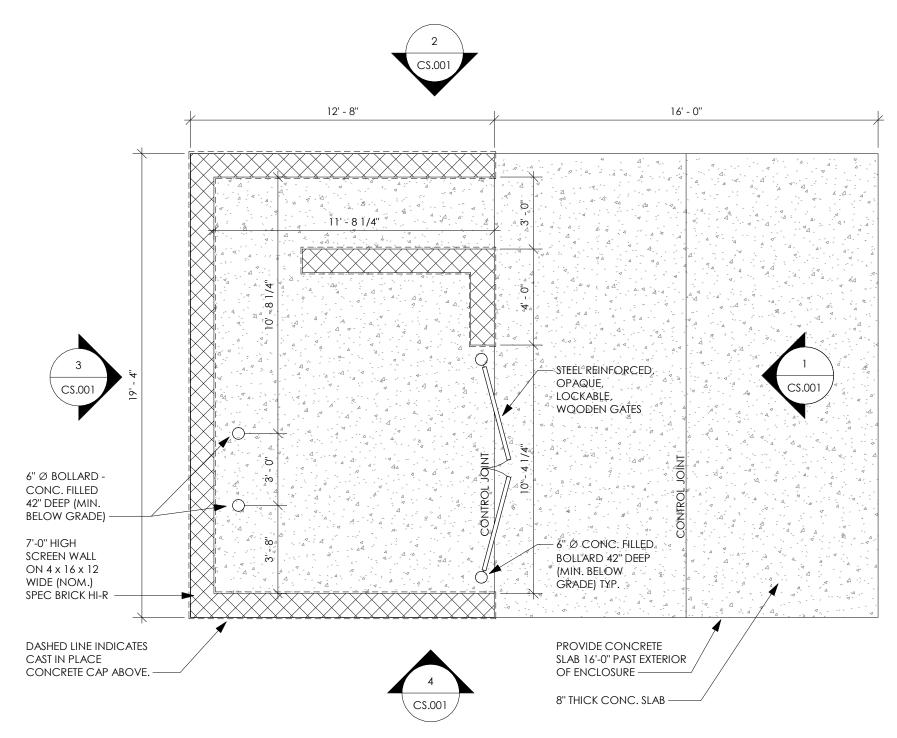
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Sheet Number:



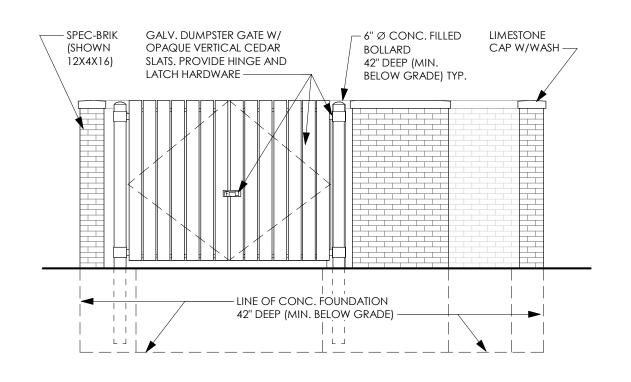


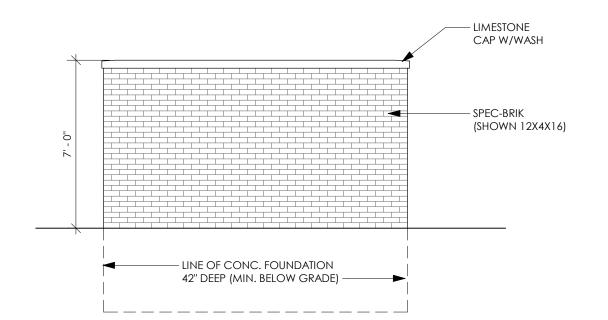




Trash Enclosure Foundation Plan 1/4" = 1'-0"

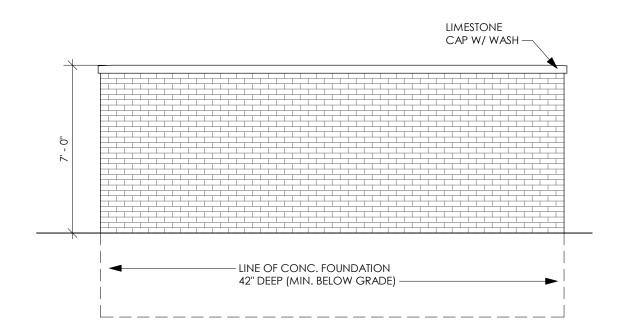
Trash Enclosure Floor Plan 1/4" = 1'-0"

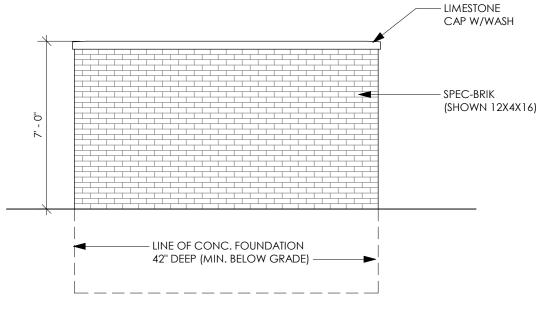






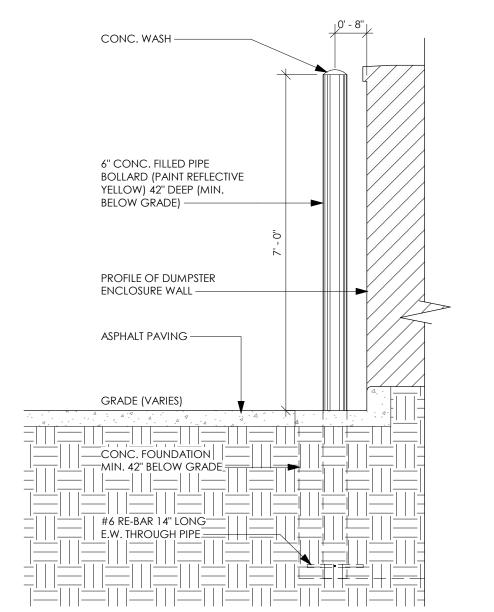
2 Trash Enclosure Elev. 2





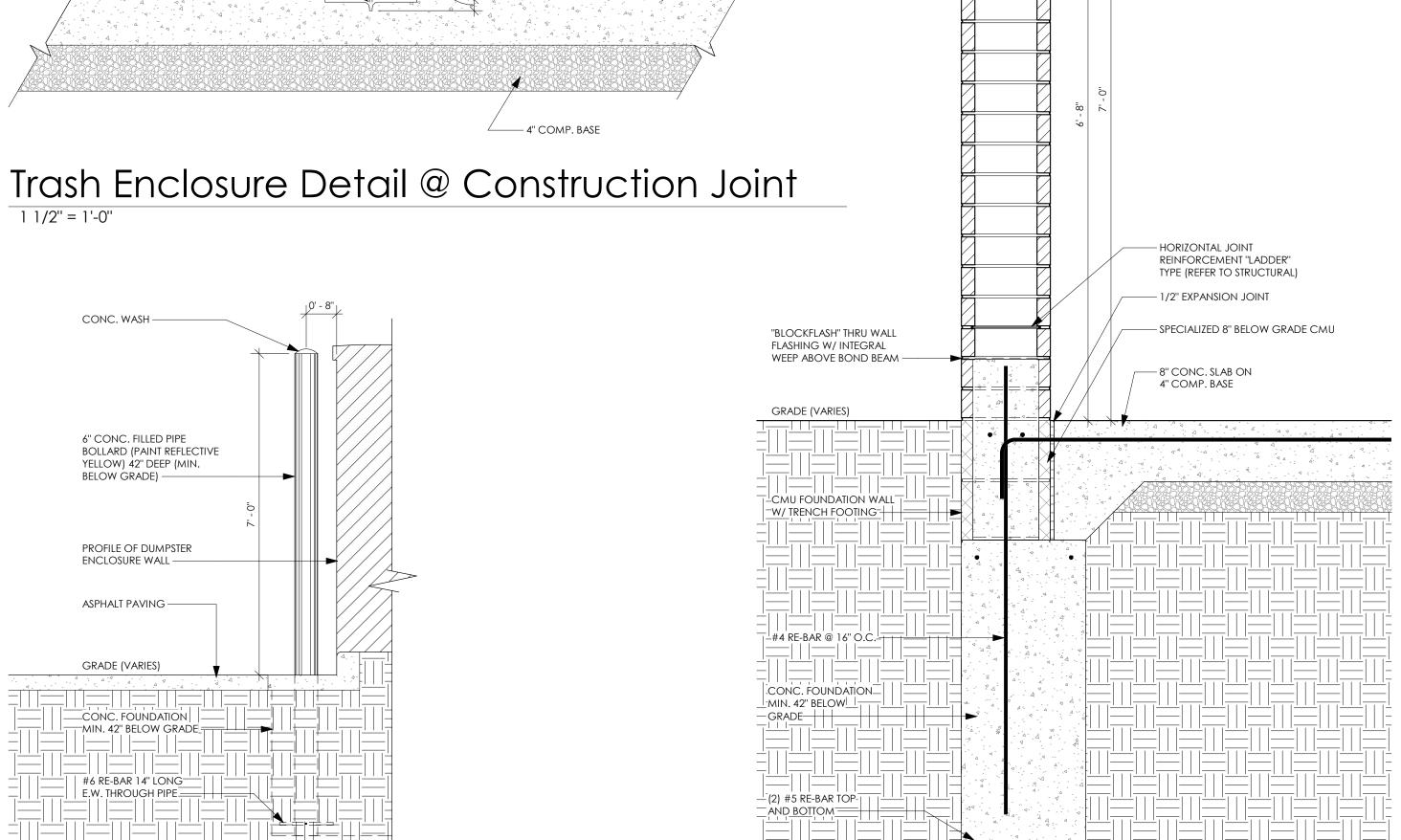
Trash Enclosure Elev. 3





TROWELLED JOINT —

Trash Enclosure Bollard Detail



Trash Enclosure Section

CONC. CAP W/ WASH -

THRU-WALL MASONRY

S.S. PINS @ 32" O.C. (GROUT SOLID) —

SPEC - BRICK -

FLASHING -

4" CONC. SIDEWALK OR CONC. PAVEMENT -

— 1/4 SLAB THICKNESS

— 4" COMP. BASE

krieger klatt

architecture interiors consulting 2120 E. 11 Mile Rd. | Royal Oak, MI 48067 **P:** 248.414.9270 **F:** 248.414.9275 www.kriegerklatt.com

Client:

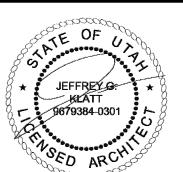
Goldfish Swim Schools FA.192

Project:

GSS - American Fork, U 348 South 500 East American Fork, Utah

Issued	Description	Ву
06.07.2021	TRC Review	TS
08.24.2021	TRC Revisions 01	TS
Brand	Standard:	•
חושום	Statiaata.	

All Brand Standards must be followed - No deviation permitted without prior written Goldfish Franchise approval. Seal:



Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field. North Arrow:



Sheet Title:

Trash Enclosure Plans & Details

Project Number:

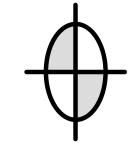
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Sheet Number:









DUDLEY AND ASSOCIAT ENGINEERS PLANNERS SURVEYO 353 EAST 1200 SOUTH, OREM, UTA 801-224-1252

Utah

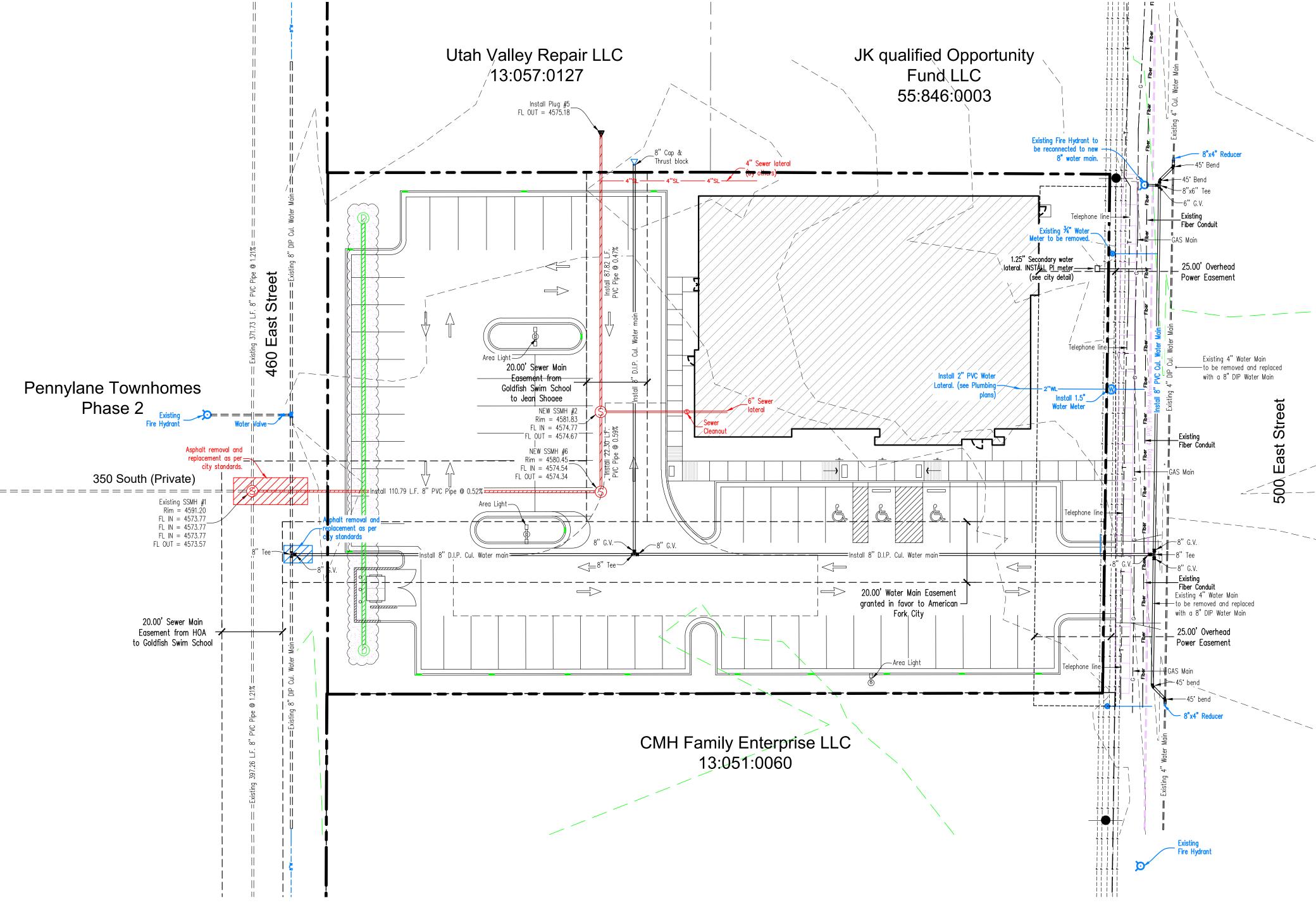
Utility Plan

American Fork.

Revisions

Date 1-14-2022
PERMITS
Scale
1" = 20'
By
TD
Tracing No.
L - 14630

Sheet No.
C - 3.0



CAUTION!!! Notice to contractors

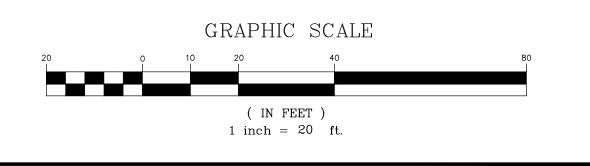
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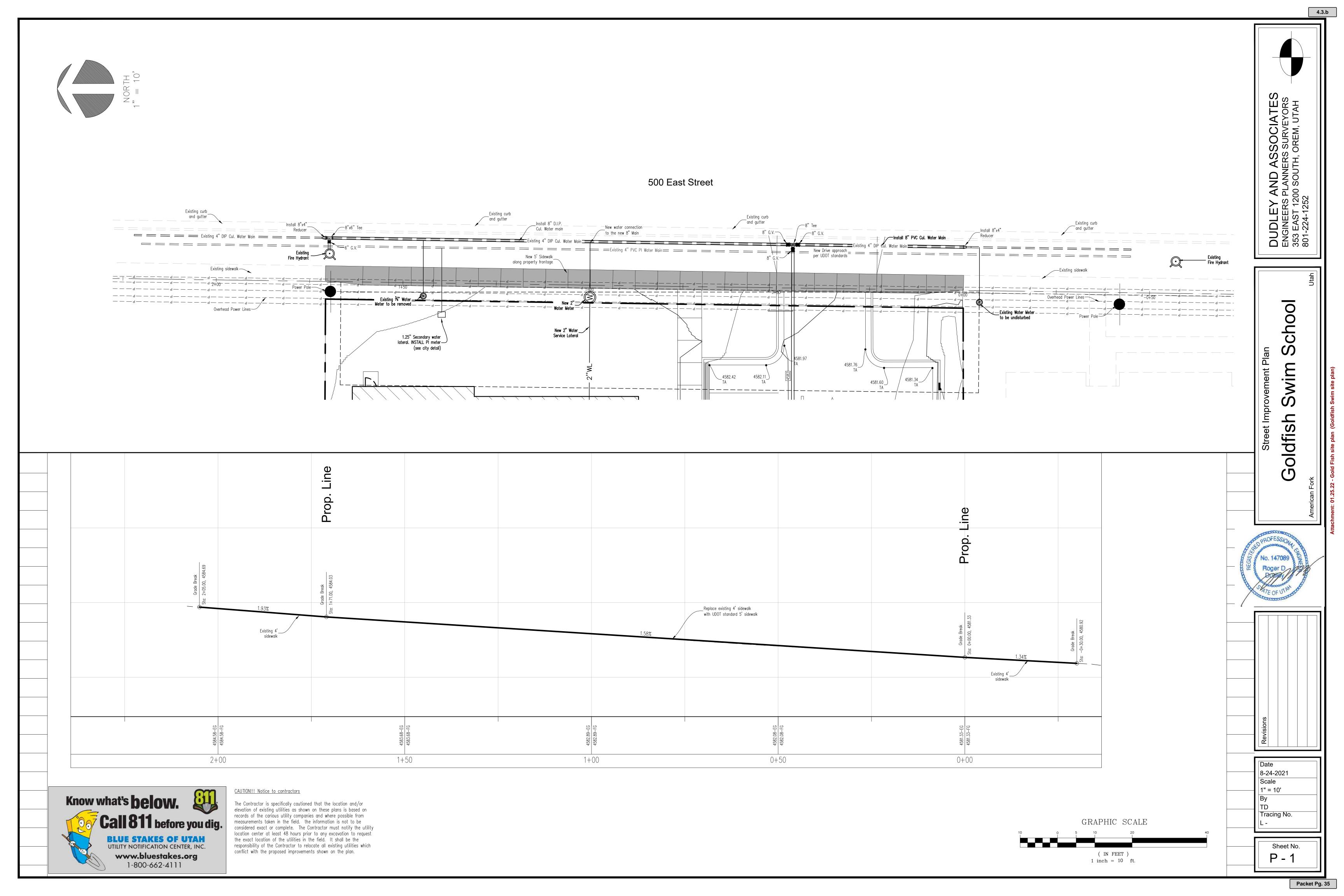
The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the carious utility companies and where possible from measurements taken in the field. the information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

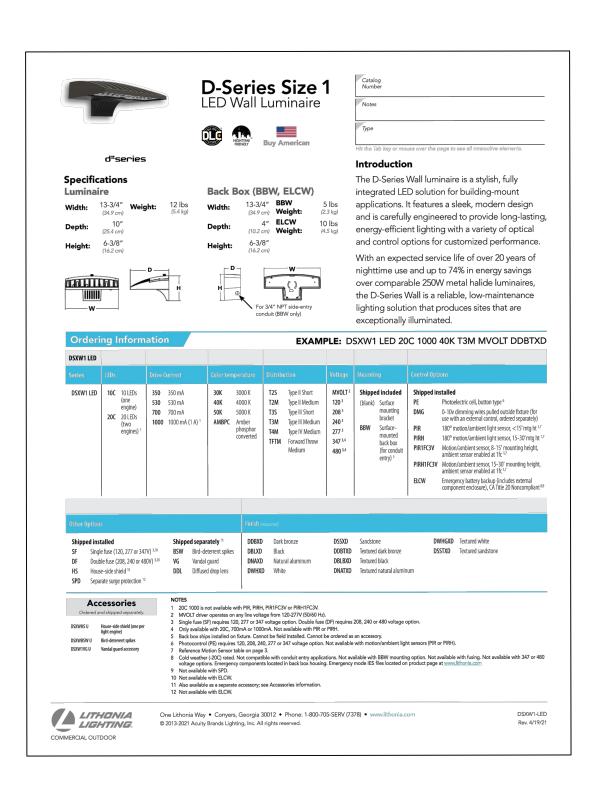


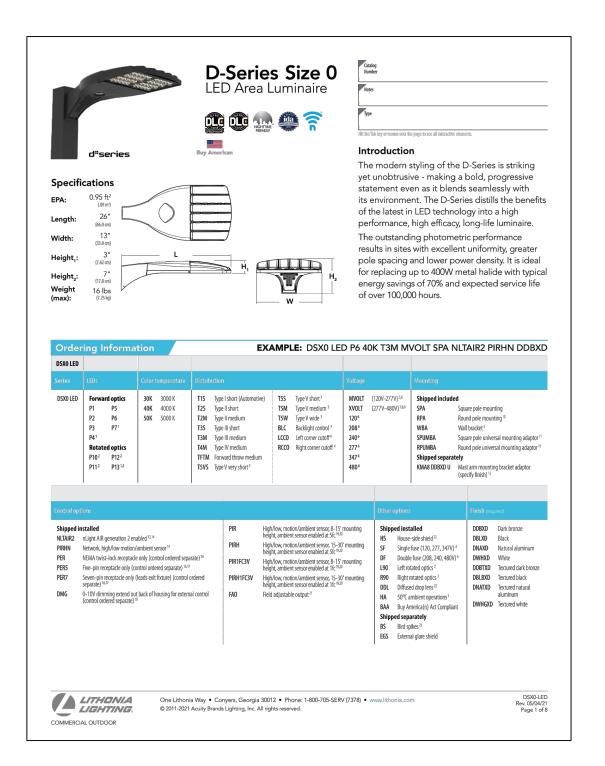
Note:

Source information from plans and markings has been combined with observed evidence of existing utilities to develop a view of those underground utilities. However lacking excavation, Blue Staking, etc. the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.



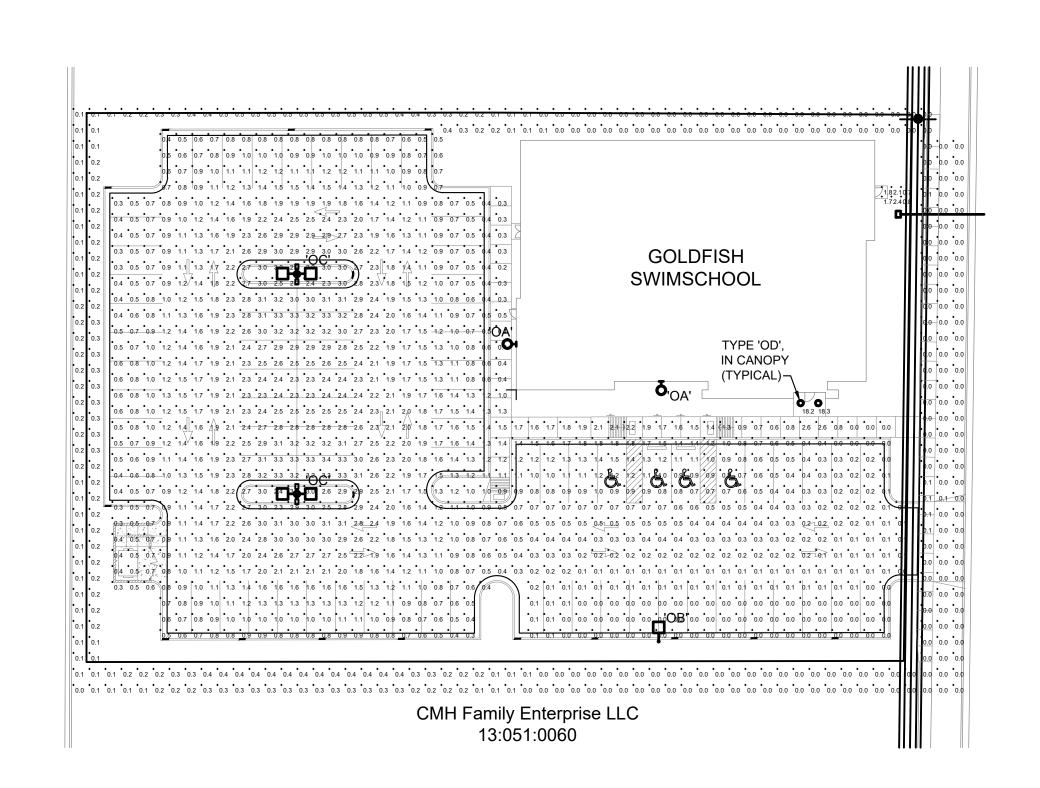






Schedule																	
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Lumen Multiplie	Light Loss Factor	Wattage	Efficiency	Distribut ion	Plot	Notes
	OA	. \Site 8ghting 1_image 1.bmp	3	Lithonia Lighting	DSXW1 LED 20C 1000 AMBPC T3M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, AMBPC, @ 1000mA.	LED	1	DSXW1_LED_2 0C_1000_AMBP C_T3M_MVOLT.i es	4335	1	0.9	73.2	100%	TYPE IV, MEDIUM, BUG RATING: B1 - U0 - G2	. Sital lighting 1_imaqu2 timp	
	ОВ	. \Side 8ghting 1_image3.bmp	1	Lithonia Lighting	DSX0 LED P4 40K T3M MVOLT HS	DSX0 LED P4 40K T3M MVOLT with houseside shield	LED	1	DSX0_LED_P4_ 40K_T3M_MVOL T_HS.ies	8310	1	0.9	92	100%	TYPE III, SHORT, BUG RATING: B1 - U0 - G2	. State lighting 1_images temp	
0.0	ОС	.\Site lighting 1_images.bmp	2	Lithonia Lighting	DSX0 LED P3 40K T5M MVOLT	DSX0 LED P3 40K T5M MVOLT	LED	1	DSX0_LED_P3_ 40K_T5M_MVOL T.ies	8770	1	0.9	142	100%	TYPE VS, BUG RATING: B3 - U0 - G2	Side lighting 1 imaged lamp	
	OD	\Site lighting 1_image7.bmp	2	Lithonia Lighting	LDN6 40/15 LO6WR	6IN LDN, 4000K, 1500LM, WHITE, CRI80		1	LDN6_40_15_L O6WR.ies	1389	1	0.9	17.52	100%	DIRECT, SC- 0=1.02, SC- 90=1.03	188e lighting 1 jimagell brip	
° °	XR	. \Site lighting 1_imaged bmp	3	Lithonia Lighting	ELA Q L0304	ELM2 LED REMOTE LAMP HEAD	ONE 1.5-WATT LED ASSEMBLY	1	ELA_Q_L0304.i es	80	1	0.9	0	90%	4 X 4	. Sithis lightleng 1 _Image+12.hmp	

Statistics									
Description	Symbol	Min	Max/Min	Avg	Max	Avg/Min			
PARKING, DRIVES & WALKWAYS	+	0.0 fc	N/A	1.2 fc	18.3 fc	N/A			
PROPERTY LINE	+	0.0 fc	N/A	0.1 fc	0.5 fc	N/A			
SECONDARY ENTRANCE	+	0.7 fc	3.4:1	1.6 fc	2.4 fc	2.3:1			



SITE PLAN - LIGHTING PHOTOMETRICS Scale: 1" = 30'-0"

krieger klatt

architecture interiors consulting 2120 E. 11 Mile Rd. | Royal Oak, MI 48067 **P:** 248.414.9270 **F:** 248.414.9275 www.kriegerklatt.com

Client:

Project:

Issued

06.07.2021

348 South 500 East American Fork, Utah

Goldfish Swim Schools

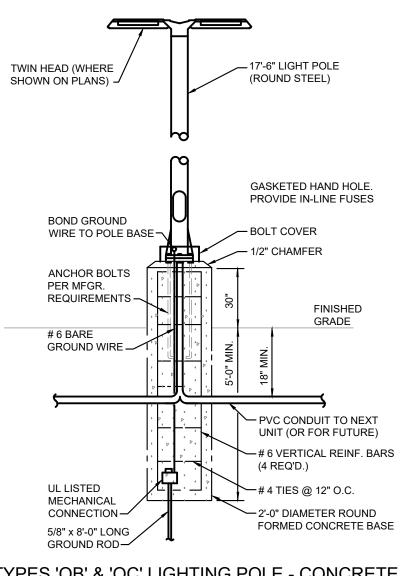
GSS - American Fork, UT

Description

TRC Review

GENERAL NOTES:

- 1. ELECTRICAL CONTRACTOR SHALL VERIFY ALL NEW AND EXISTING UNDERGROUND UTILITY SERVICES TO AVOID ANY INTERFERENCES.
- 2. WALL MOUNT TYPE 'OA' FIXTURES AT 18'-0" ABOVE FINISHED GRADE.
- 3. FIXTURES TYPES 'OB' & 'OC' SHALL BE POLE MOUNTED AT 20'-0" ABOVE FINISH GRADE.
- 4. VERIFY EXACT LOCATION OF ALL SITE POLE LIGHTS WITH CIVIL PLANS PRIOR TO INSTALLATION.



TYPES 'OB' & 'OC' LIGHTING POLE - CONCRETE

BASE DETAIL N.T.S.

- 1. POLE BASES OVER 36" FROM CURB SHALL NOT EXCEED 6" ABOVE
- GRADE PER LOCAL ORDINANCE. 2. LOCATE ALL POLE BASES WITHIN 36" FROM CURB.

Note:

Seal:

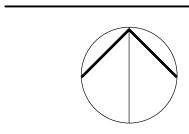
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field. North Arrow:

All Brand Standards must be

permitted without prior written

Goldfish Franchise approval.

followed - No deviation



Sheet Title:

Site Plan -Lighting **Photometrics**



DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.

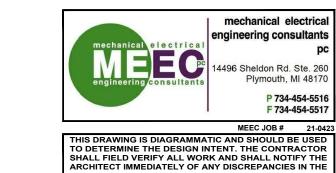
NOTICE: THIS DRAWING AND THE DESIGN ARE THE PROPERTY OF MECHANICAL ELECTRICAL ENGINEERING CONSULTANTS, PC AND NO ALTERATIONS AND/OR TRANSFERS OF WORK ARE PERMITTED UNLESS WRITTEN APPROVAL IS GRANTED BY MECHANICA ELECTRICAL ENGINEERING CONSULTANTS, PO

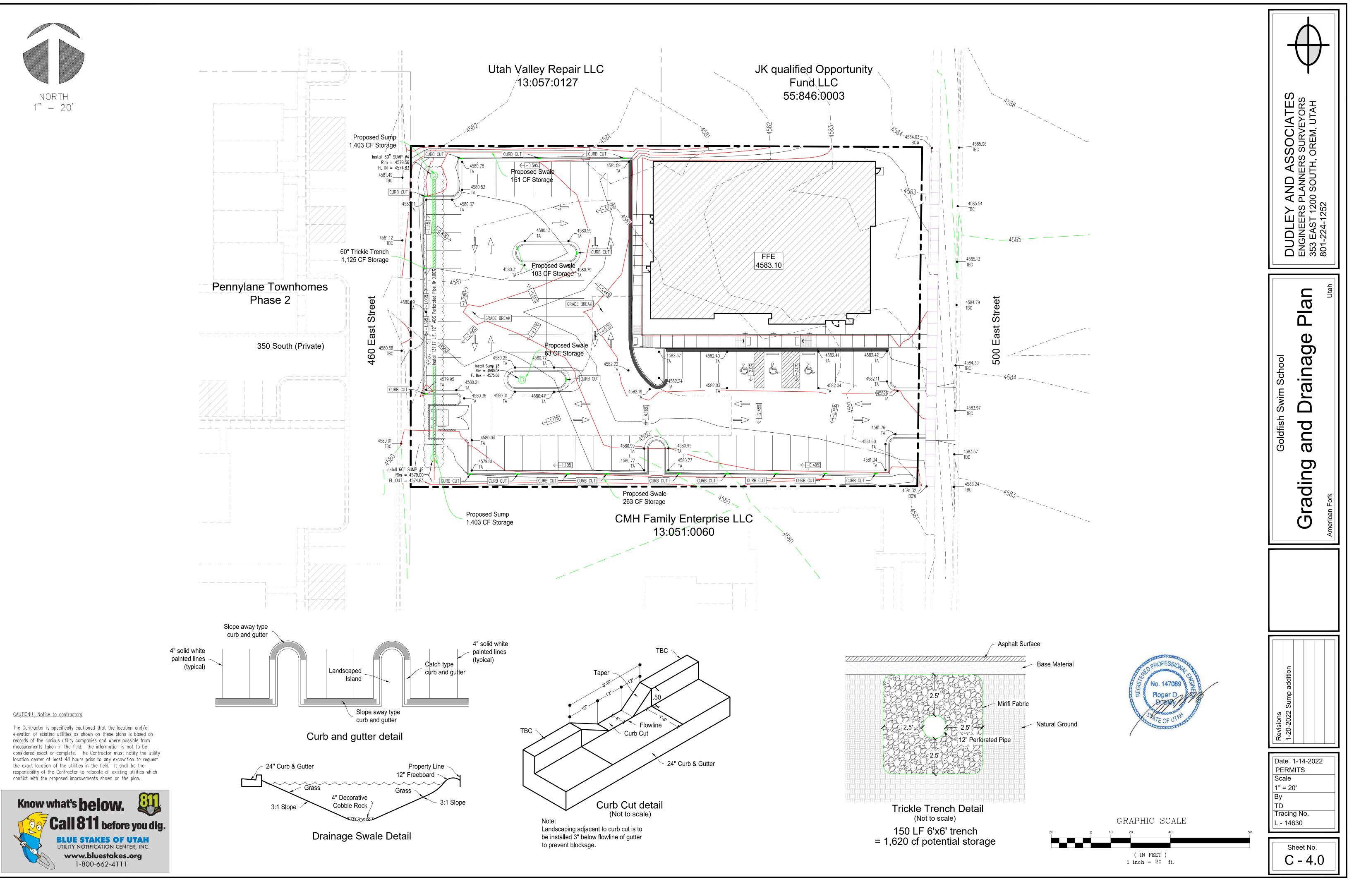
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Sheet Number:

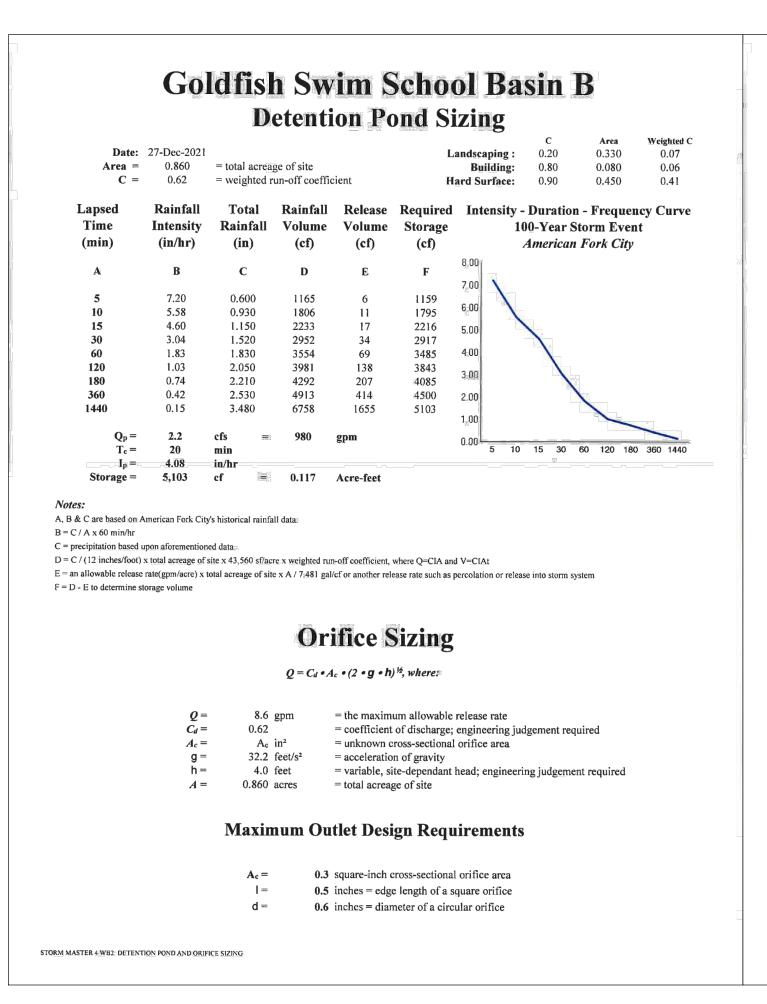


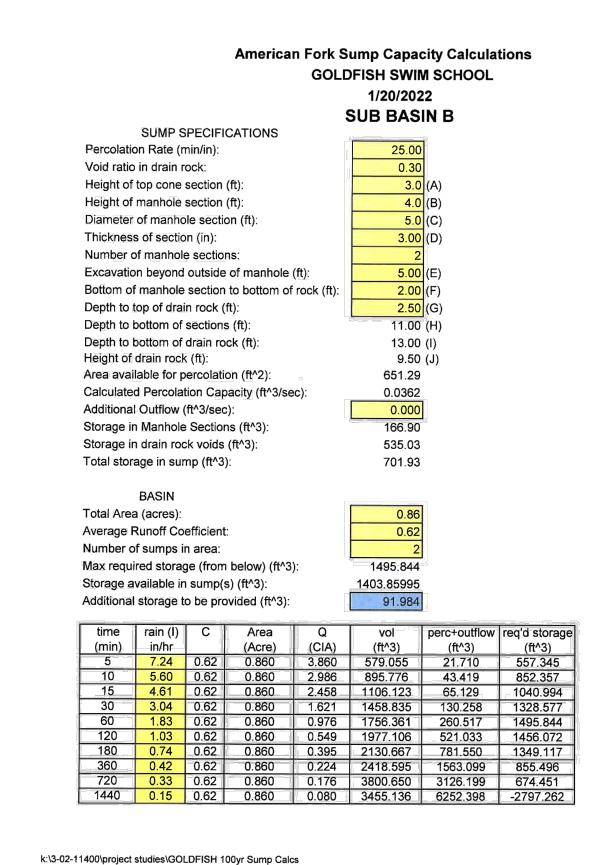
NOT FOR CONSTRUCTION

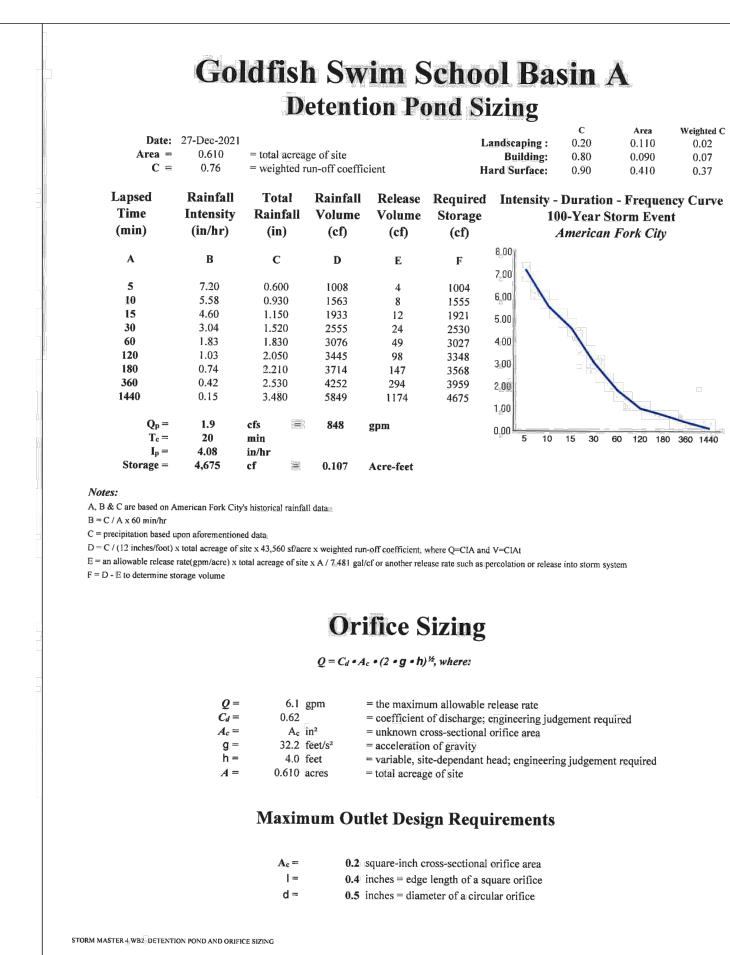




S PLANNERS SURVEYORS 200 SOUTH, OREM, UTAH





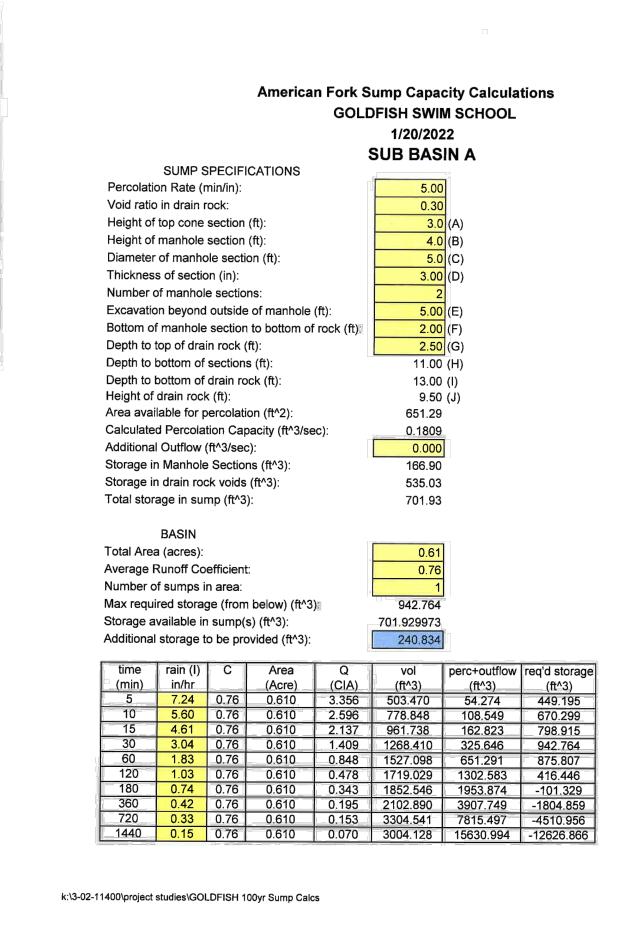


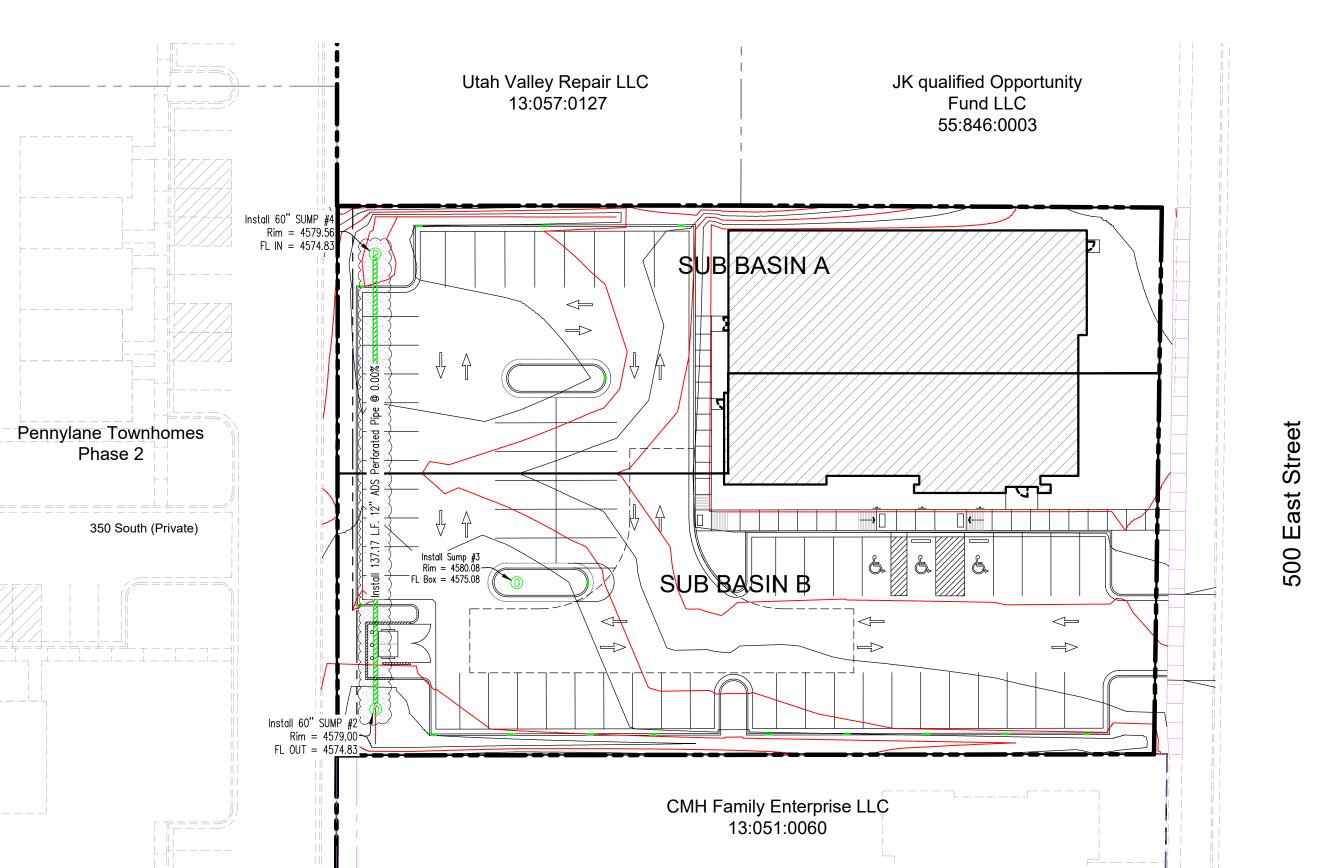
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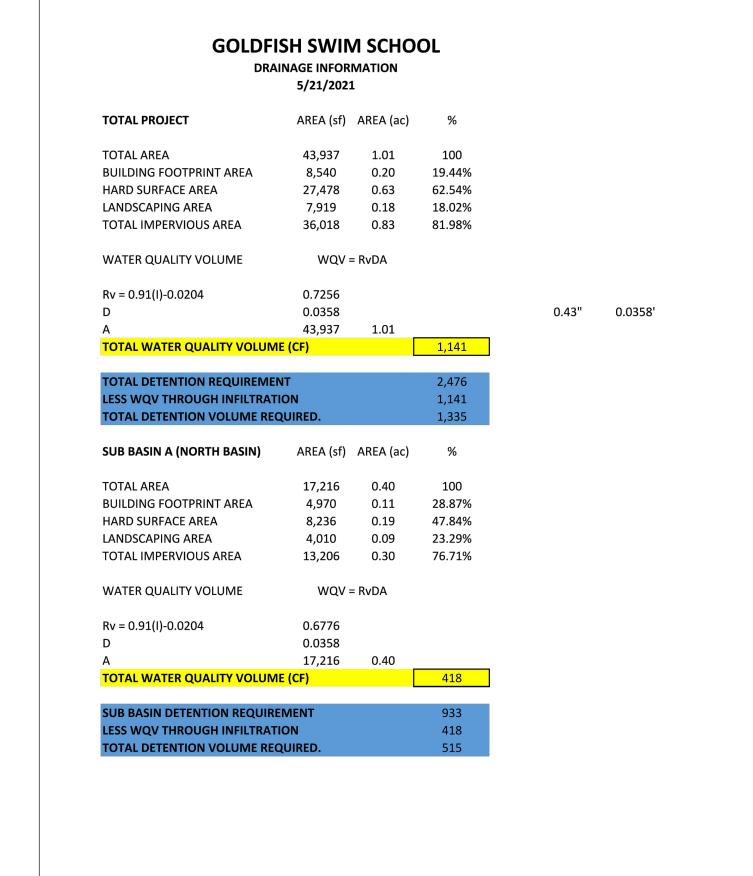
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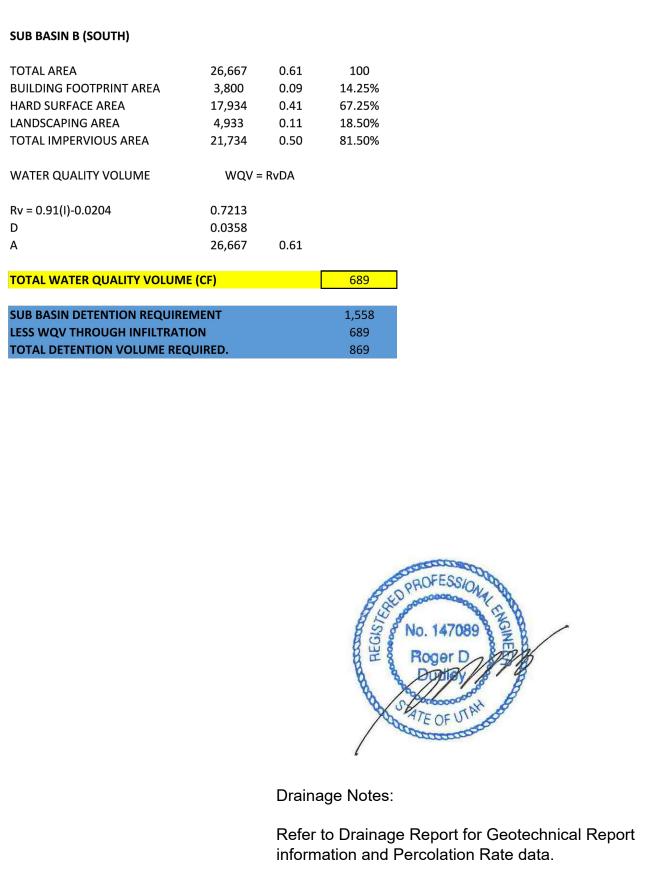
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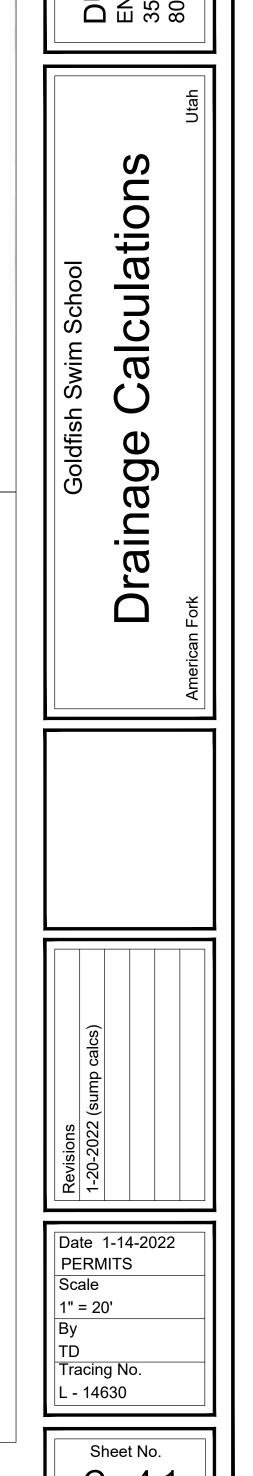


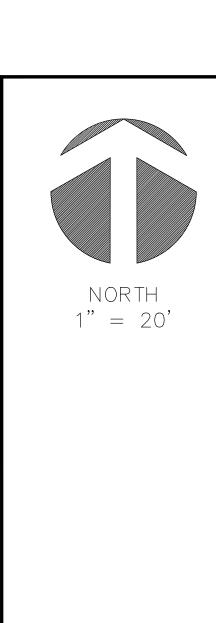


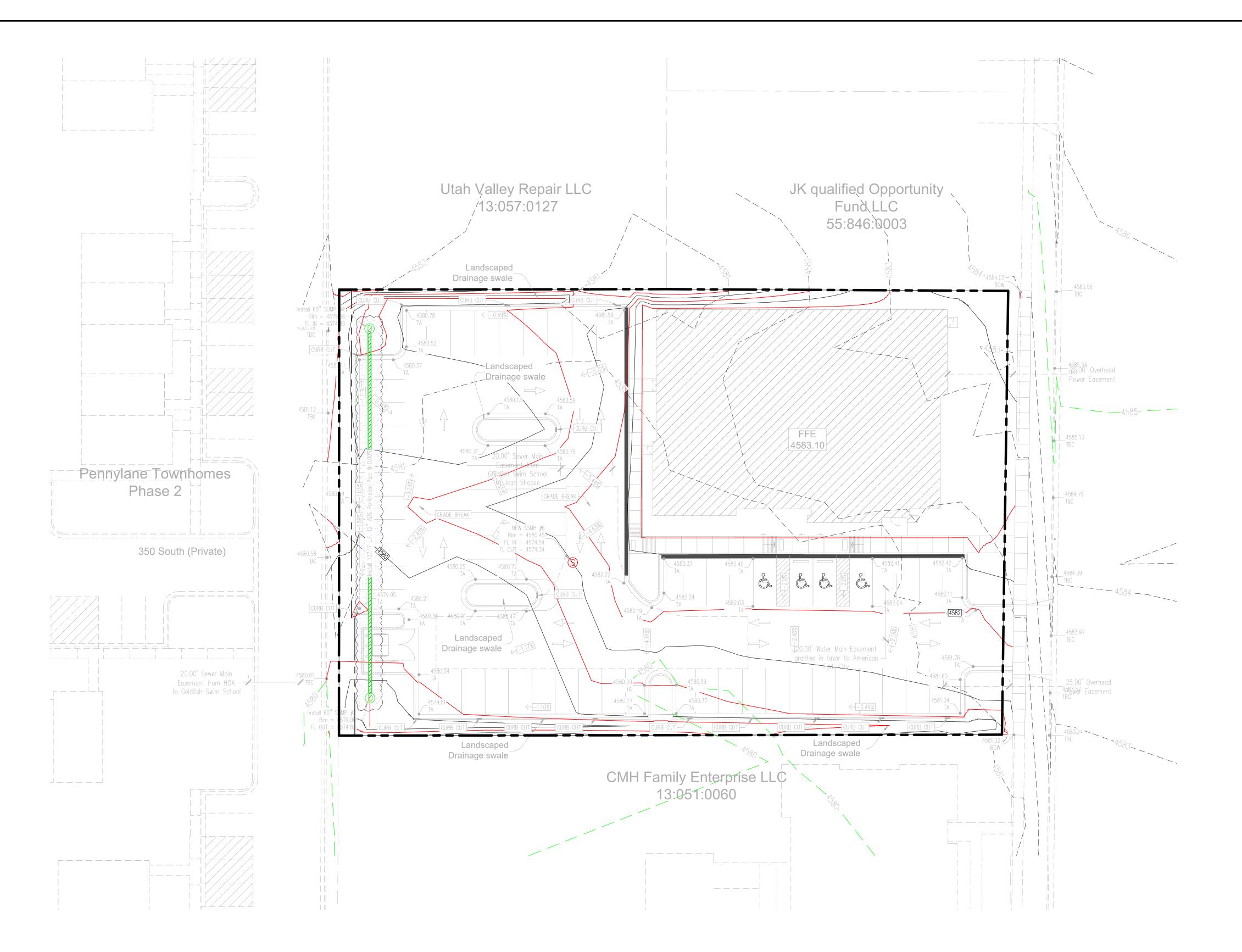
Sub-Basin Diagram











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NOTES:

This plan is to be used to control storm water runoff and reduce pollutants in storm water runoff until construction is complete and the subject site is in operation.

THE FOLLOWING BEST MANAGEMENT PRACTICES (BMP'S) ARE TO BE USED AS A PART OF THE CONSTRUCTION SITE STORM WATER MANAGEMENT PLAN FOR THIS SITE

1. Contaminated or Erodible Surface Areas (CESA) Prevent the discharge, pollutants, and storm water from contaminated or erodible surface areas by maintaining undisturbed site until construction of Phase II is completed.

2. Dust Controls (DC) Dust control measures including vegetation, seeding, etc. to stabilize site from wind erosion and reduce dust until site is completely developed.

3. Detention/Infiltration Device Maintenance (DIDM) Detention basin and accompanying facilities will be regularly maintained and corrected to promote effective storm drain pollutant removal for pond, piping, and boxes.

4. Material Storage (MS) Any hazardous, toxic, or chemical substances will be stored and controlled inside building areas. No control substances will be discharged into storm water or sewage systems.

5. Portable Toilets (PT) Temporary on site sanitary facilities will be furnished and maintained during all construction activity until on site facilities are constructed and usable.

6. Stabilized Construction Entrance and Wash Area (SCEWA) A stabilized pad of crushed stone located at the construction entrance as shown will be provided and maintained during all construction activities.

7. Spill Cleanup (SCU) All on site materials used in construction will be maintained on site to prevent harmful materials from entering off site receiving waters.

8. Silt Fencing (SF) placed on the perimeter of the project where there is potential runoff from site to adjacent streets, or properties.

> Construct Stabilized Construction Entry (See Detail SCE)

B Construct Silt Fencing as needed to prevent runoff onto existing street, adjacent properties and existing ditch. (See detail SF)

C Install Filter Fabric in existing downstream and/or recently installed inlet boxes or manholes to prevent silt buildup.

Portable toilet locations are to be determined by the contractor.

Contractor Washdown area in sediment basin (see detail CWM, SCU)

E Material Storage Area (see detail MS)

GRAPHIC SCALE

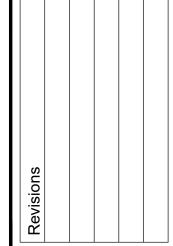
(IN FEET) 1 inch = 20 ft.



S PLANNERS SURVEYORS 200 SOUTH, OREM, UTAH DUDLEY A ENGINEERS P 353 EAST 1200 801-224-1252

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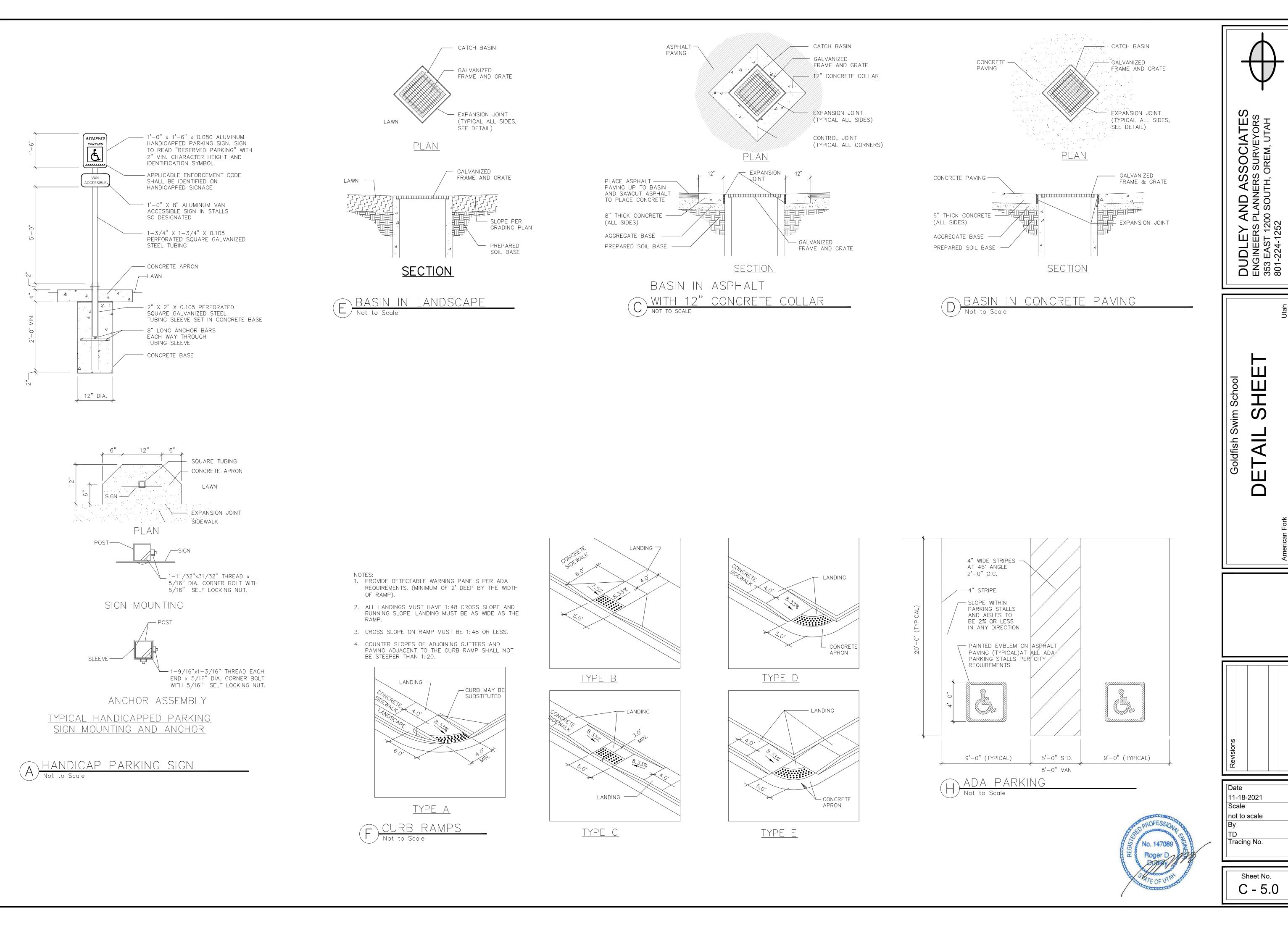
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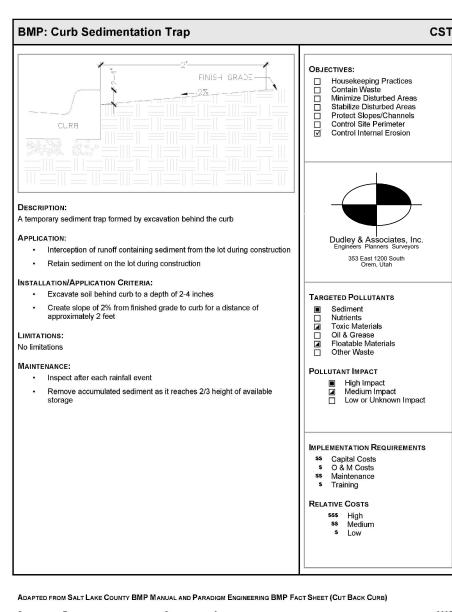
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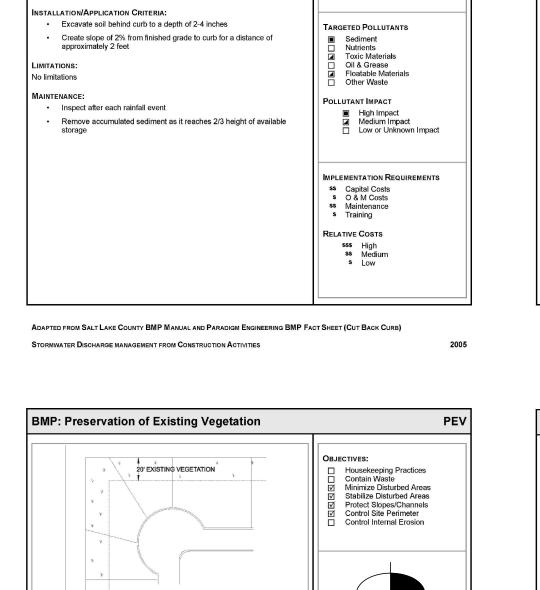
Packet Pg. 39









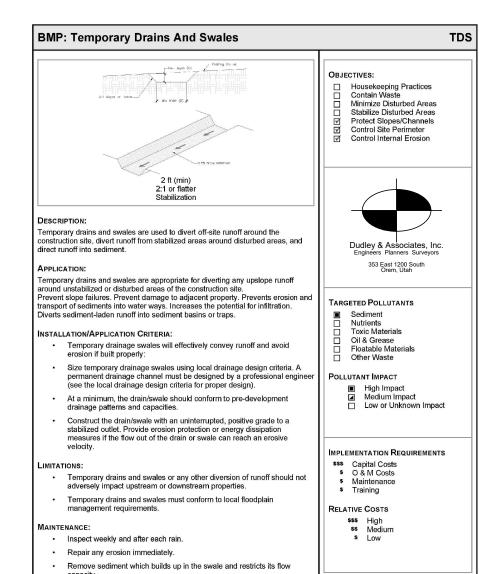


353 East 1200 South Orem, Utah

Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs and/or grasses that serve as erosion controls This technique is applicable to all types of sites. Areas where preserving ARGETED POLLUTANTS regetation can be particularly beneficial are floodplains, wetlands, stream banks, Sediment Nutrients Toxic Materials STALLATION/APPLICATION CRITERIA Clearly mark, flag or fence vegetation or areas where vegetation should efine and protect with berms, fencing, signs, etc. a setback area from High ImpactMedium ImpactLow or Unknown Impact vegetation to be preserved. ropose landscaping plans which do not include plant species that compete with the existing vegetation. Oo not locate construction traffic routes, spoil piles, etc. where significan IMPLEMENTATION REQUIREMENTS Requires forward planning by the owner/developer, contractor and design Maintenance Training existing trees while grading the site satisfactorily for the planned RELATIVE COSTS May not be cost effective with high land costs.

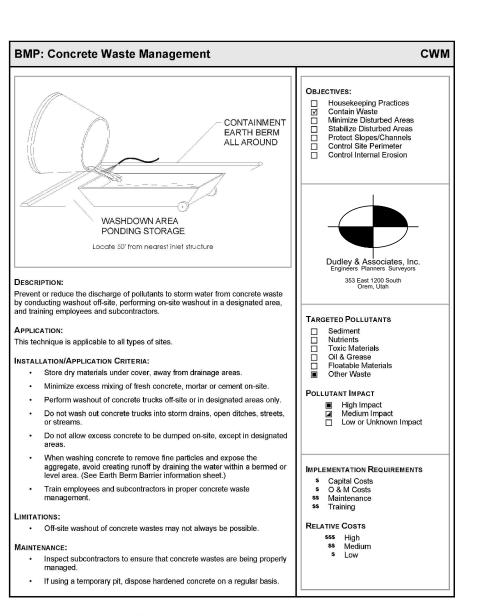
Inspection and maintenance requirements for protection of vegetation are Maintenance of native trees or vegetation should conform to landscape plan specifications.

ADAPTED FROM SALT LAKE COUNTY BMP MANUAL STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES

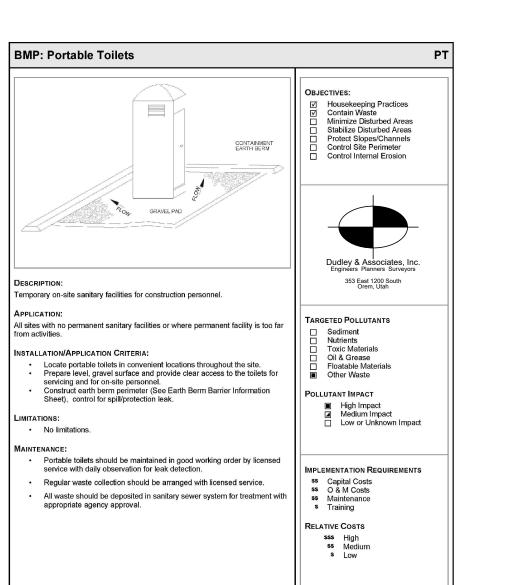


ADAPTED FROM SALT LAKE COUNTY BMP MANUAL

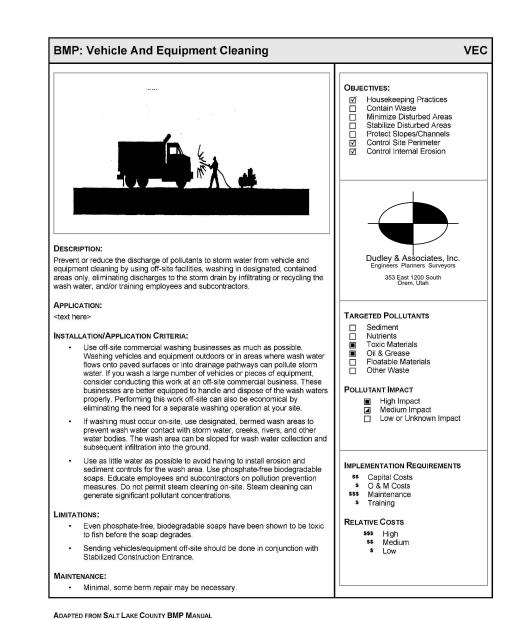
STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES



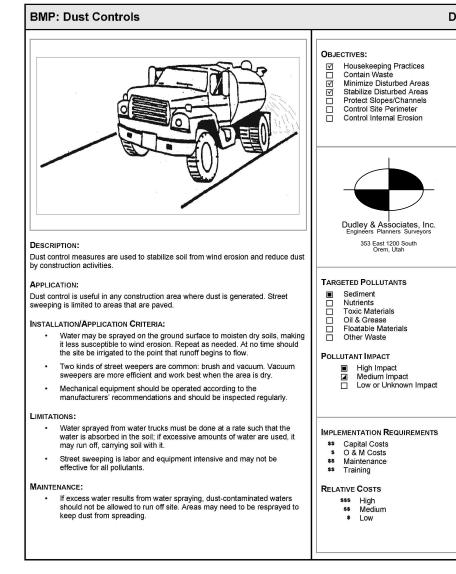
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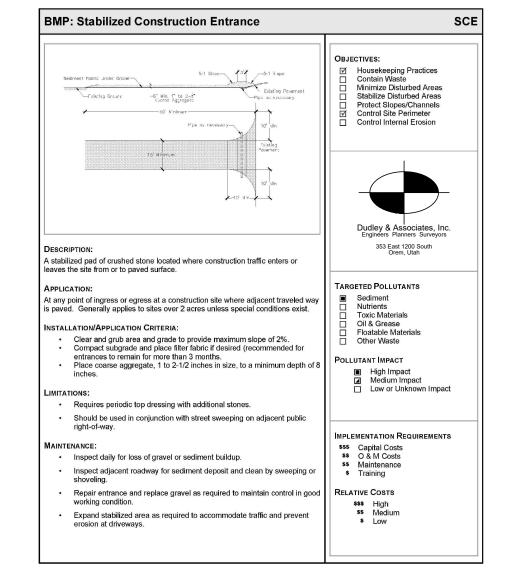
ADAPTED FROM SALT LAKE COUNTY BMP MANUAL STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES



STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES

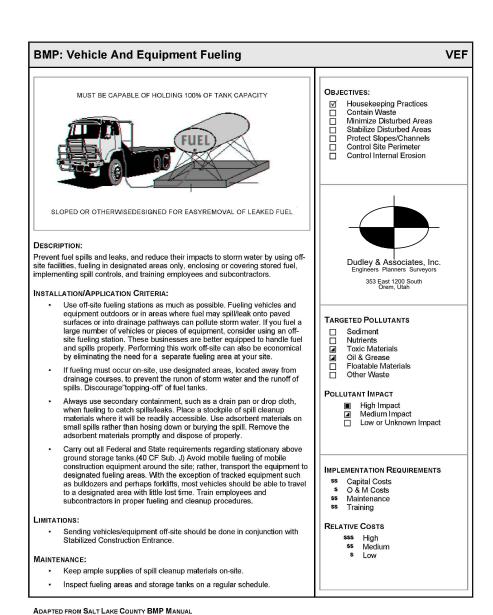


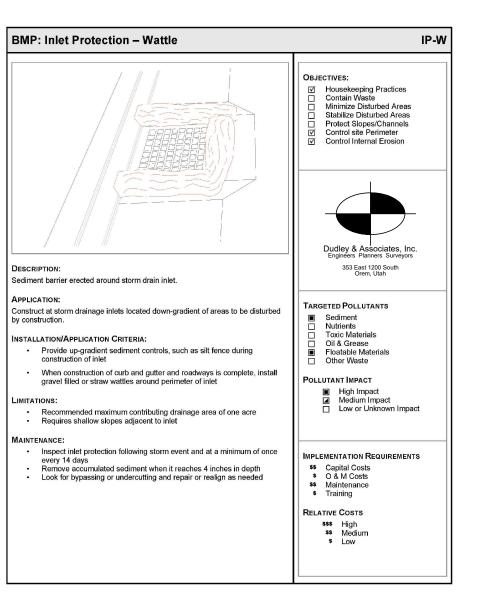
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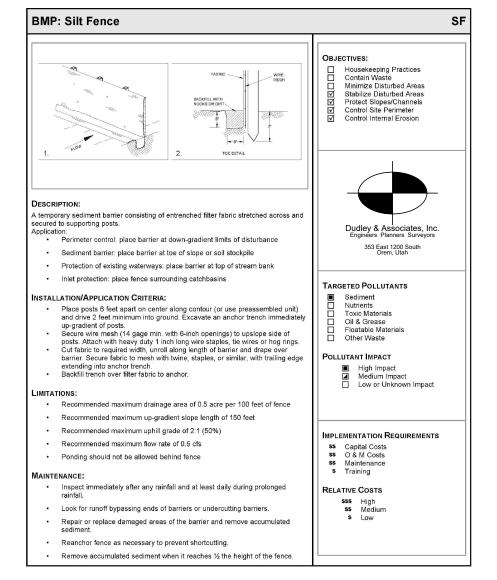
ADAPTED FROM SALT LAKE COUNTY BMP MANUAL STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES

STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES

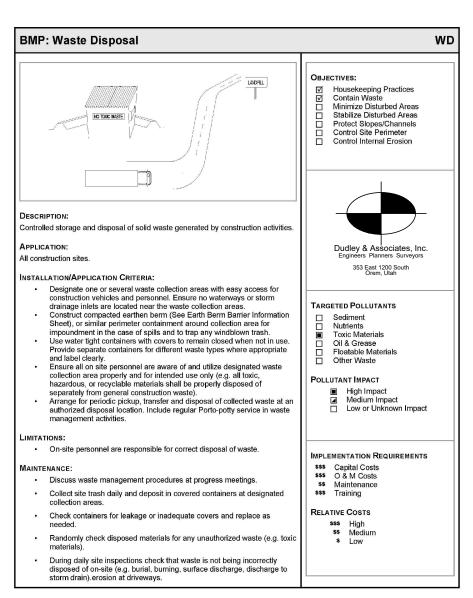




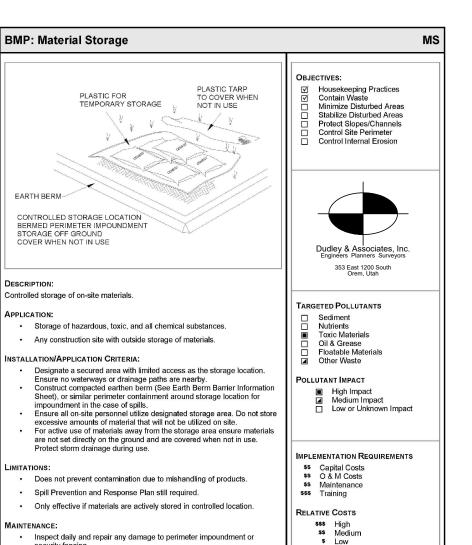
ADAPTED FROM SALT LAKE COUNTY BMP MANUAL



ADAPTED FROM SALT LAKE COUNTY BMP MANUAL STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES

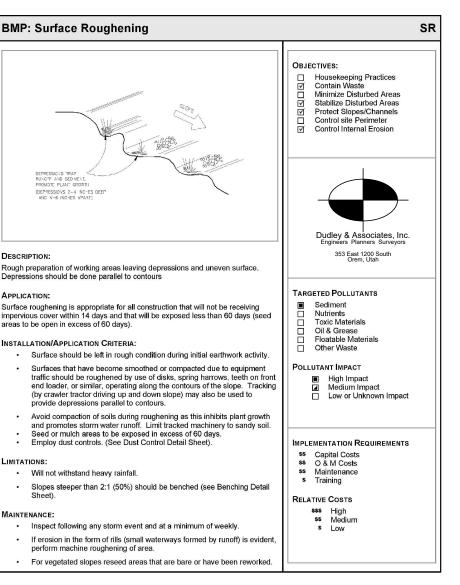


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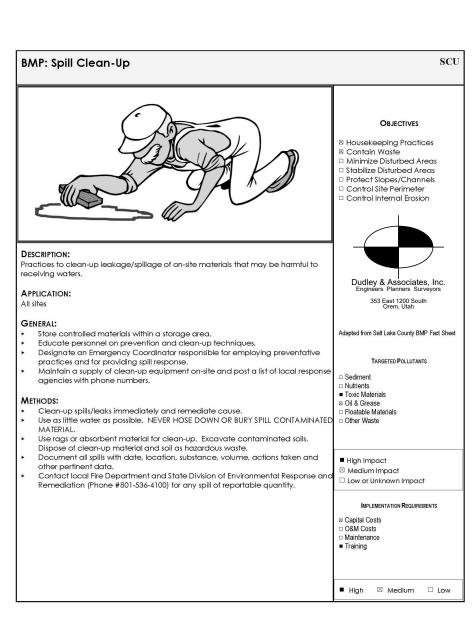


ADAPTED FROM SALT LAKE COUNTY BMP MANUAL STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES

Check materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location. OBJECTIVES:



ADAPETED FROM SALT LAKE COUNTY BMP MANUAL STORMWATER DISCHARGE MANAGEMENT FROM CONSTRUCTION ACTIVITIES



EROSION CONTROL NOTES:

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL

2. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) HAS BEEN SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE ENGINEER.

4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPE. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.

5. CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH THE EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.

6. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT BE LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.

7. SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE STAKED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.

8. A SWALE SEDIMENT TRAP FOR ALL DRAINAGE WAYS INTERCEPTED BY PROPOSED ROAD CONSTRUCTION WILL BE FORMED, TRAPS WILL BE PLACED IN SURFACE DRAIN DITCHES JUST BEFORE THE RUNOFF LEAVES THE PROPERTY, ENTERS A WATERCOURSE OR IMMEDIATELY PROCEEDING DITCH INLETS OF STABILIZED OUTLETS. SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED (PREFERABLY UNDISTURBED) GROUND OR LEFT TO PERCOLATE INTO THE GROUND.

9. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES

10. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERIN AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH THE UTAH STATE DIVISION OF AIR QUALITY STANDARDS.

11. ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.

12. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.

13. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.

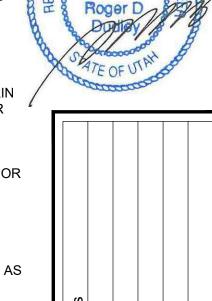
14. ANY TREE 12" IN DIAMETER OR LARGER WILL NOT BE REMOVED UNTIL LOCATED BY SURVEY AND THE REMOVAL APPROVED BY THE OWNER OR EQUAL.

15. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.

16. PORTABLE TOILETS MAY BE LOCATED UPON ANY INDIVIDUAL HOME LOT.

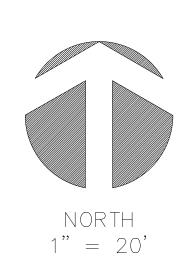
17. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.





8-12-2021 NOT TO SCALE Tracing No.

> Sheet No. C- 6.1



All above ground features including utilities (poles, fire hydrants, boxes, etc.) must be out of AASHTO clear zone or a min 18' behind curb.

All work within UDOT ROW to conform to UDOT Standards.

Speed Limit -500 East Street - 45 MPH (Posted)

All striping removal will be to UDOT Standards - No grinding will be permitted.

No parking is permitted on 500 East Street Right of Way.

UDOT NOTES

- 1. UDOT reserves the right, at its option, to install a raised median island or restrict the access to a right—in or rightout at any time.
- 2. Work on the UDOT right-of-way is seasonally restricted from October 15 to April
- 3. ROW Work: Work is not allowed on the right-of-way during the AM/PM peak traffic hours (6:00-9:00 AM and 3:30-6:00 PM). Additional work restrictions or modifications may be imposed at the time of the encroachment permit.
- 4. Replace all pavement markings in kind (tape with tape and paint with paint).

 Install all paint lines with permanent paint application per UDOT specification 02765. Paint

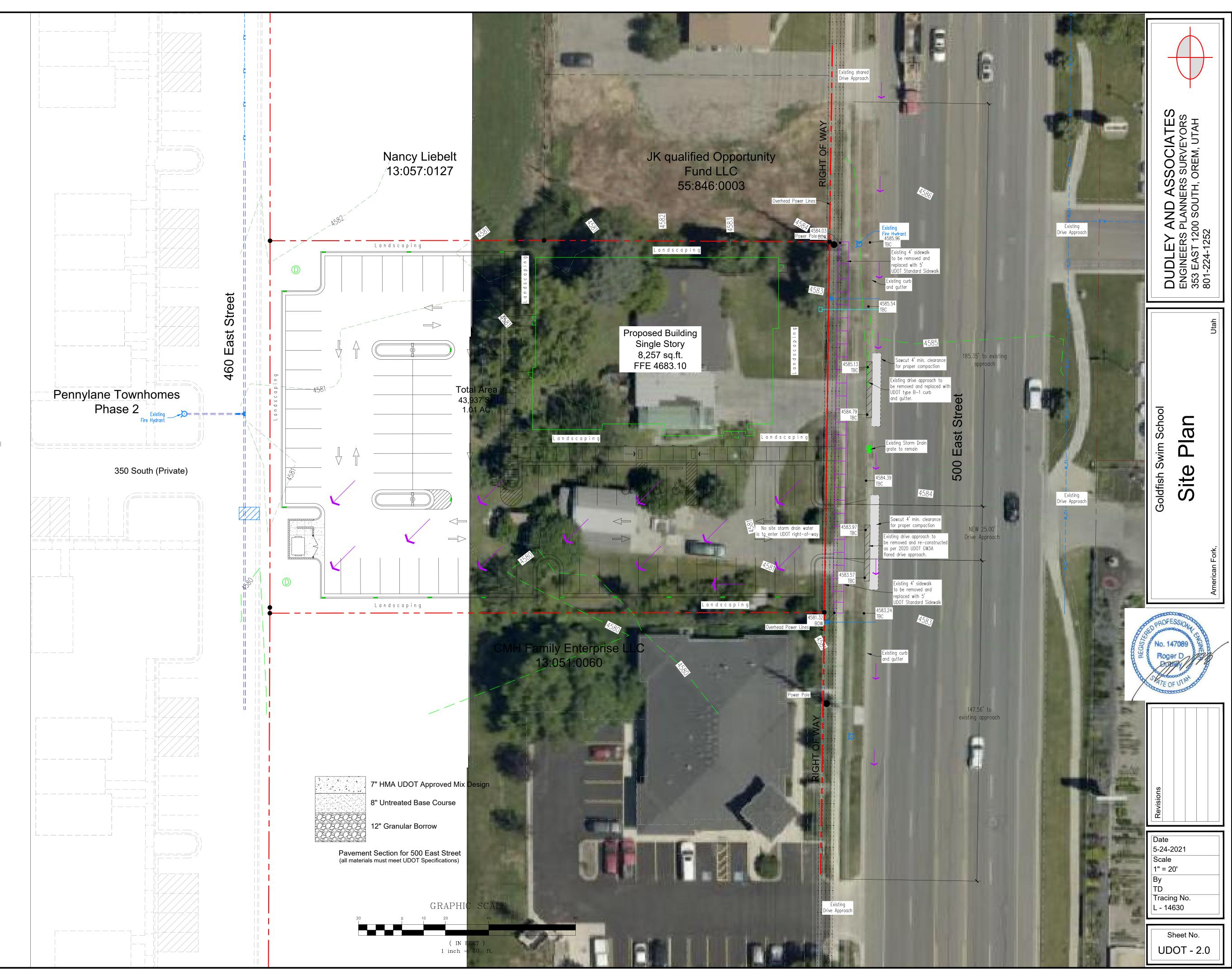
must have at least 6 months life as determined by UDOT's Permits Officer.

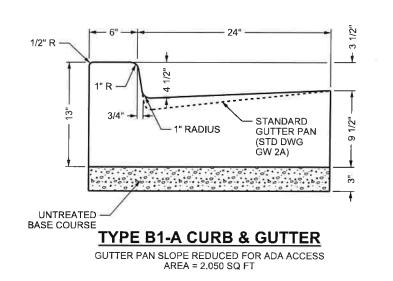
- 5. All new pavement words, arrows and symbols marking within the right—of—way shall be pre—formed thermo plastic. All letters, arrows, and symbols shall conform with the "Standard Alphabet for Highway Signs and Pavement Markings" adopted by the Federal Highway Administration.
- 6. All signs installed on the UDOT right—of—way must be high intensity grade (Type IX sheeting) with a B3 slip base. Install all signs per UDOT SN series Standard Drawings.
- 7. Before commencing work on the State highway, the general contractor is required to obtain an encroachment permit from the applicable Region's Permits Office before working within the State right—of—way.
- 8. No road cuts allowed on this job.
- 9. For all utility taps (road cuts), use flowable fill per UDOT's current mix design (50—150 psi) UDOT spec. 03575.
- 10. All utilities within the paved surface must be bored.
- 11. For excavations outside of the roadway, back fill with UDOT approved granular borrow and road base. Compaction per UDOT spec. 2056 and 2721.
- 12. Owner, developer, and/or the contractor is required to hire an independent company for all testing within the UDOT right—of—way.
- 13. Owner, developer, and the contractor are responsible for any damage to the UDOT right—of—way that may be directly or indirectly caused by the development activity.
- 14. Traffic signal installation or modification requires a separate warranty bond once the work has been completed and accepted. The permittee is responsible for hiring an independent inspection company to perform inspection services for all signal work completed. For a list of the UDOT approved contractors and consultants contact the appropriate Regions Traffic Signals Engineer.
- 15. Partial concrete panel replacement is not allowed. When panels are removed, the entire panel is required to be replaced per UDOT standards, specifications, and standard drawings.
- 16. Double saw cut the concrete to prevent the spalling of other concrete panels and to avoid over cuts. Over cuts and spalls will require full panel replacement.
- 17. All above ground features including utilities (poles, fire hydrants, boxes, etc.) must be relocated out of the AASHTO clear zone or a minimum of 18" behind curb.

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the carious utility companies and where possible from measurements taken in the field. the information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

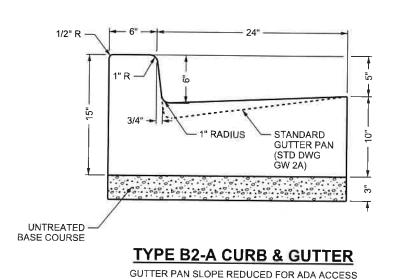






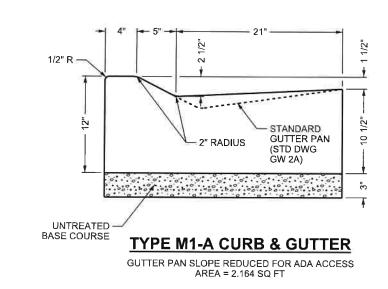
TYPICAL CURB & GUTTER

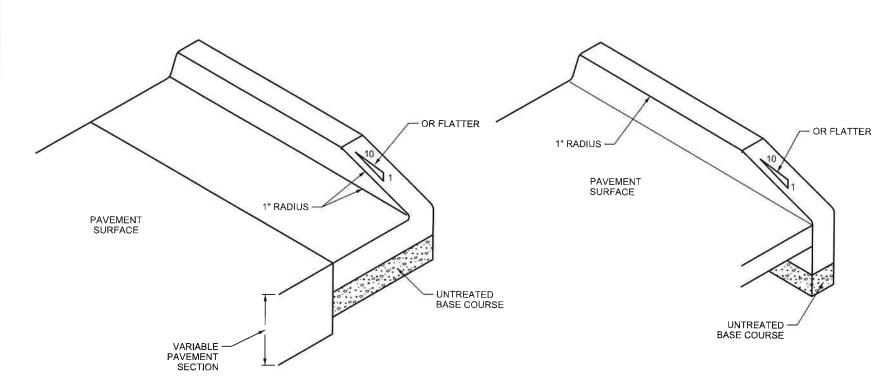
END DETAIL

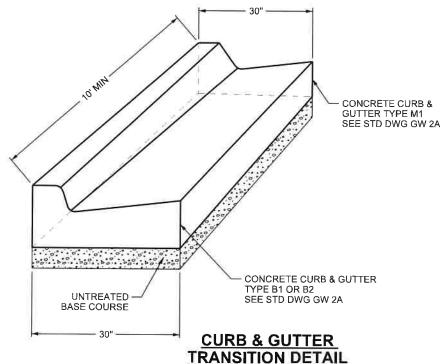


AREA = 2.221 SQ FT

TYPICAL CURB END DETAIL







NOTE:

1. FLATTEN GUTTERS AS SHOWN AT ADA ACCESS LOCATIONS. FLATTEN GUTTER BETWEEN ACCESSES AS WELL AS AT CURB ACCESSES WHERE MORE THAN ONE ACCESS WILL BE CONSTRUCTED AT A CORNER.

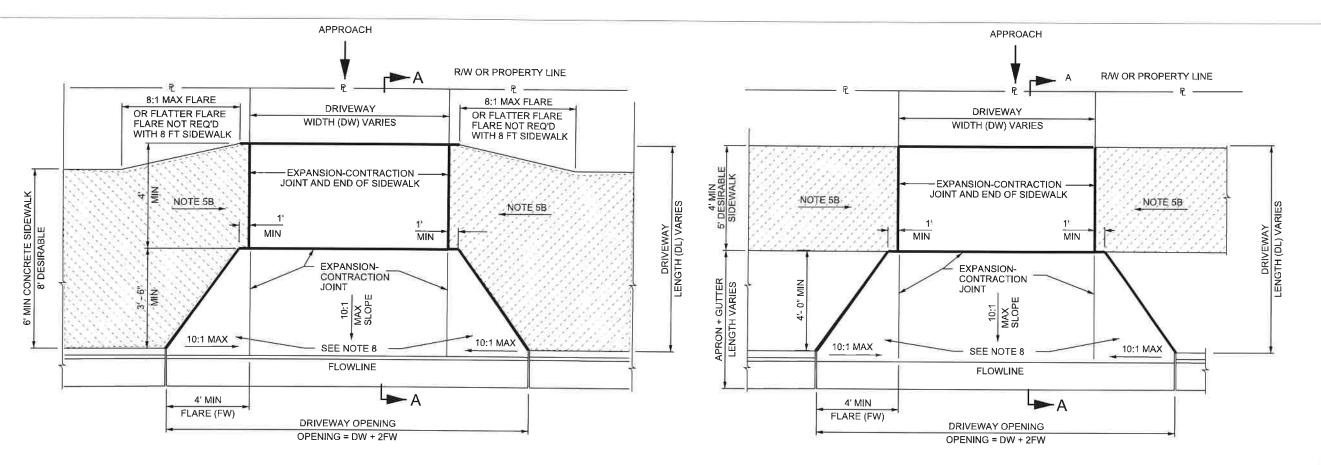
PATE (03/17/2021 Attachment: 01.25.22 - Gold Fish site plan (Goldfish Swim site plan) RTMENT OF TRANSPORTATION INGS FOR ROAD AND BRIDGE CONSTRUCTION SALT LAKE CITY, UTAH DEPARTMENT UTAH CONCRETE CURB AND GUTTER DETAILS

4.3.b

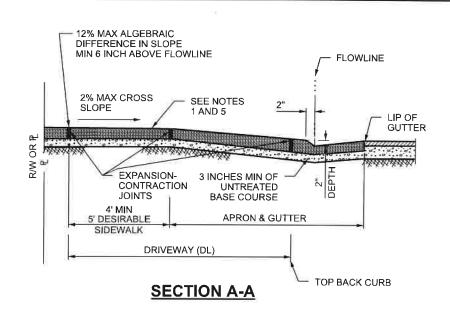
Land St. Jan. Britan

AR-2021

Packet Pg. 44



FLARED DRIVEWAY WITH ADJACENT SIDEWALK



DRIVEWAY FLARE AREA CHART					
FLARED DRIVEWAY					
DISTANCE FROM BACK OF CURB TO SIDEWALK	FLARE AREA				
3 FT	18 ft ²				
4 FT 6 FT	24 ft ²				
8 FT	36 ft ² 48 ft ²				
10 FT	60 ft ²				
ADD (DL)(DW) FOR					
TOTAL QUANTITY					
QUANTITY CALCULATED USING A	6 INCH CURB				

PREMOLDED JOINT FILLER
CONFORMING TO AASHTO
M 153 OR M 213

1/2 INCH JOINT
REQ'D

EXPANSION-CONTRACTION
JOINT DETAIL

FLARED DRIVEWAY WITH PARKSTRIP

NOTES:

- SIDEWALK CROSS SLOPE DIMENSIONS SHOWN ARE NOT SUBJECT TO CONVENTIONAL INDUSTRY TOLERANCES. CONSTRUCT SIDEWALKS AND RAMPS SUCH THAT THE MAXIMUM OR MINIMUM VALUES ARE NOT EXCEEDED. WORK THAT EXCEEDS THOSE VALUES WILL NOT BE ACCEPTED.
- MAXIMUM DISTANCE BETWEEN CONTROL JOINTS 10 FT LATERALLY AND LONGITUDINALLY SPACED EQUALLY.
- PROVIDE EXPANSION-CONTRACTION JOINTS IN CONCRETE SIDEWALK AT 30 FT INTERVALS AND WHERE CONCRETE SIDEWALK BUTTS AGAINST DRIVEWAY.
- SIDEWALK INSIDE THE DRIVEWAY LIMITS IS PAID AS PART OF DRIVEWAY, NOT AS PART OF SIDEWALK.
- 5. FLARED CONCRETE DRIVEWAY
 - A. RESIDENTIAL = 6 INCH THICK, COMMERCIAL = 7 INCH THICK.
 USE THESE THICKNESSES FOR APRON, SIDEWALK WITHIN
 DRIVEWAY AREA, APPROACH AND FLARE.
- B. DEPRESS THE LONGITUDINAL SLOPE OF THE SIDEWALK AT A MAXIMUM RATE OF 5 PERCENT TO MEET THE APRON APPROACH ELEVATION IF THE GRADES SHOWN ON THE SLOPE DETAIL CANNOT BE MET. THE TOP BACK OF SIDEWALK IS TO BE A MINIMUM 6 INCHES ABOVE THE FLOWLINE OF CURB AND GUTTER AT ALL TIMES.
- 6. USE CLASS AA(AE) CONCRETE FOR SIDEWALK AND DRIVEWAYS.
- USE UNTREATED BASE COURSE UNDER ALL SIDEWALKS AND DRIVEWAYS.
- QUANTITIES FOR DRIVEWAYS INCLUDE FLARES TO TOP BACK OF CURB, CURB AND GUTTER PAID SEPARATELY THROUGH DRIVEWAY LOCATIONS.
- REMOVE EXISTING SIDEWALK AND REPLACE BACK TO NEAREST EXPANSION-CONTRACTION JOINT.
- APPROACH IS FROM EXISTING DRIVEWAY TIE-IN TO TOP-BACK-CURB AND IS PART OF DRIVEWAY QUANTITIES.

DESIGN-ONLY NOTES:

A. DRIVEWAY DIMENSIONS (MAX.& MIN.) ARE LOCATED IN UDOT "ADMINISTRATIVE RULE R930-6 ACCOMMODATION OF UTILITIES AND THE CONTROL AND PROTECTION OF STATE HIGHWAY RIGHTS OF WAY."

plan) (Goldfish Swim TRANSPORTATION plan Fish site OF Gold **UTAH DEPARTMENT** 01.25.22 Attachment:

4.3.b

CONCRETE DRIVEWAYS AND SIDEWALKS

STD. DWG. NO.

Packet Pg. 45

P: 248.414.9270 F: 248.414.9275 www.kriegerklatt.com

Goldfish Swim Schools

GSS - American Fork, UT

Description

Site Plan Review

TRC Revisions 01

C&S/Bids

C&S/Bids

Brand Standard:

followed - No deviation

Seal:

Note:

All Brand Standards must be

permitted without prior written Goldfish Franchise approval.

WILSON.

NO. 356187

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

PLANTING PLAN

North Arrow:

Client:

Project:

04.19.2021

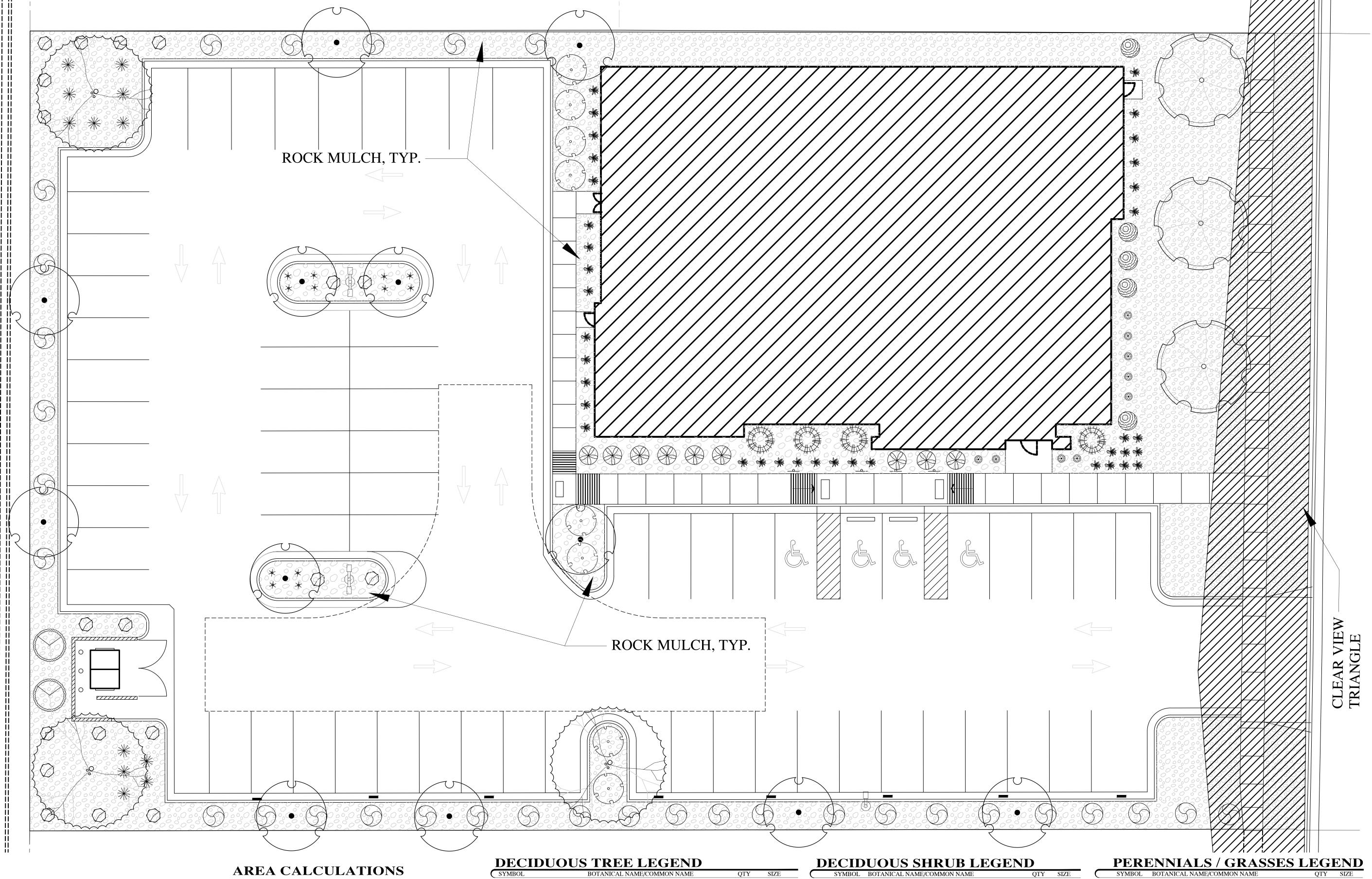
06.07.2021 08.24.2021

09.29.2021

10.29.2021

12.30.2021

348 South 500 East American Fork, Utah



TOTAL SITE AREA *NOT INCLUDING PARK STRIP AREA (1,565 S.F.)	44,557 S.F.
TOTAL LANDSCAPE AREA *NOT INCLUDING PARK STRIP AREA (1,232 S.F.)	10,347 S.F.
TREES (1 PER 2,500 S.F. OF IMPROVED AREA	
REQUIRED:	18
PROVIDED	18
SHRUBS (1 PER 300 S.F. OF IMPROVED AREA	
REQUIRED:	149
	I .

GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' IMPERIAL HONEY LOCUST	3	2" CAL
PRUNUS SERRULATA 'KWANZAN' KWANZAN JAPANESE FLOWERING CHERRY	3	2" CAL.

TILIA CORDATA 'CORZAM'

CORINTHIAN LITTLELEAF LINDEN

•

CORNUS ALBA 'MINBAT' BATON ROUGE DOGWOOD CORNUS SERICEA 'KELSEYI' KELSEY'S DWARF RED TWIG DOGWOOD HISBISCUS SYRIACUS 'ANTONG TWO' LIL KIM DWARF ROSE OF SHARON PHYSOCARPUS OPULIFOLIUS 'SMPOTW' TINY WINE NINEBARK RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC VIBURNUM X BURKWOODII BURKWOOD VIBURNUM

12 2" CAL.

EVERGREEN SHRUB LEGEND

 2 I MROL	BOTANICAL NAME/COMMON NAME	QIY	SIZE	
	JUNIPERUS CHINENSIS 'BLUE POINT'' BLUE POINT JUNIPER	4	5-6` TALL	

32 5 GAL.

19 5 GAL.

5 5 GAL.

9 5 GAL.

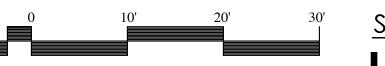
8 5 GAL.

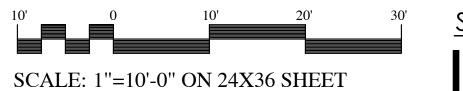
2 5 GAL.

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
*	CALAMAGROSTIS X ACUTIFLORA 'AVALANCHE' FEATHER REED GRASS	9	1 GAL.
*	CAREX ELATA 'BOWLES GOLDEN' BOWLES GOLDEN SEDGE	12	1 GAL.
*	CAREX MUSKINGUMENSIS 'ICE FOUNTAINS' ICE FOUNTAINS PALM SEDGE	12	1 GAL.
*	HEMEROCALLIS X `ALWAYS AFTERNOON` DAYLILY	37	1 GAL.

Sheet Title:

Project Number: 21-017

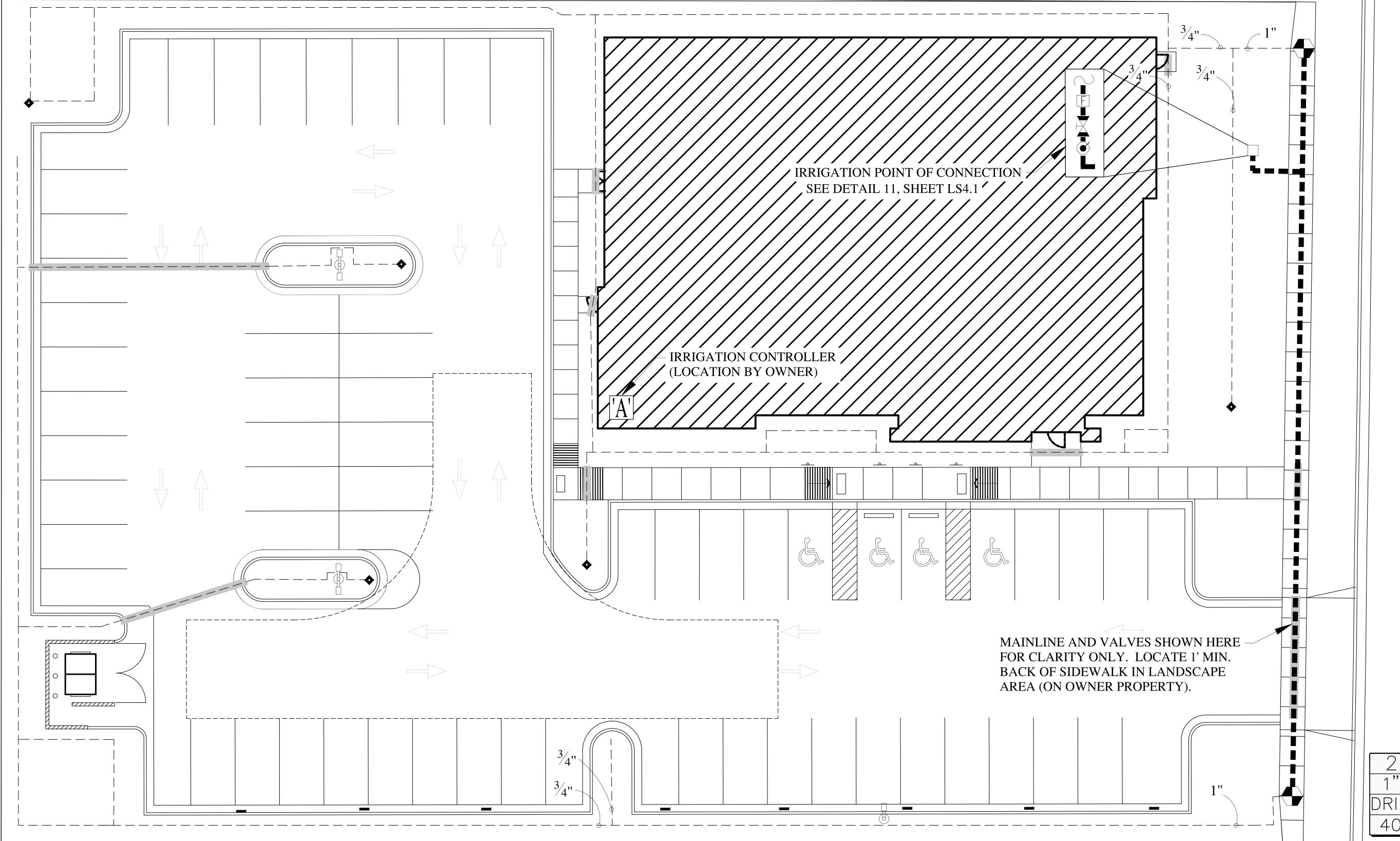












IRRIGATION NOTES

ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE LANDSCAPE CONTRACTOR (L.C.) SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS. L.C. SHALL HAVE ALL UTILITIES BLUE STAKED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF CONTRACTOR WITH NO EXTRA COST TO THE OWNER. L.C. SHALL ONLY USE COMMERCIAL GRADE PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS/QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.

5. L.C. SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE

MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE. 7. MAIN LINE SHALL BE 1" (UNLESS OTHERWISE DIRECTED). LATERAL LINES SHALL BE NO SMALLER THAN 3/4" UNLESS NOTED ON PLAN. PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 1/2" MAX. 4

PLACE PIPES, VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MODIFY LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN. DO NOT LOCATE VALVE BOXES IN LAWN AREAS IF POSSIBLE.

11. ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS. L.C. SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS. 12. VALVE BOXES SHALL BE INSTALLED SQUARED TO AND 6" MIN. AWAY FROM WALKS AND WALLS.

13. DRIP LINES SHALL BE FLEXIBLE AR PVC TUBING BY GPH. FOR DRIP AREAS REQUIRING 0-4 GPM USE 1/2" TUBING, FOR DRIP AREAS REQUIRING 4-8GPM USE 3/4" TUBING AND FOR DRIP AREAS REQUIRING 8-13 GPM USE 1" TUBING. CONTRACTOR TO VERIFY PLANT QUANTITIES ON EACH DRIP LINE AND SIZE PIPE ACCORDINGLY. L.C. TO INSTALL RAIN BIRD XFD-09-12 ON-SURFACE DRIP LINE FOR TREES PER

POWER TO CONTROLLER TO BE PROVIDED BY ELECTRICAL CONTRACTOR, OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER, IF MOUNTED OUTSIDE, CONTROLLER TO BE MOUNTED IN WEATHERPROOF LOCKING WALL MOUNTED CABINET PER MANUFACTURERS INSTRUCTIONS, L.C. SHALL ENSURE THE CONTROLLER IS GROUNDED PER LOCAL CODE AND PER MANUFACTURER SPEC. 15. IF THE STATIC PRESSURE AT THE POINT OF CONNECTION EXCEEDS 110 PSI, INSTALL A BRASS PRESSURE REDUCER IN-LINE WITH THE FILTER PER MANUFACTURER SPECS. INSTALL THE FILTER AND PRESSURE REDUCER IN A VALVE BOX (SIZE AS REQUIRED). ADJUST PRESSURE AS REQUIRED FOR NORMAL OPERATION OF THE IRRIGATION SYSTEM.

06.07.2021 TRC Review TRC Revisions 01 08.24.2021 09.29.2021 C&S/Bids 10.29.2021 C&S/Bids 12.30.2021

2120 E. 11 Mile Rd. | Royal Oak, MI 48067

P: 248.414.9270 **F:** 248.414.9275

Goldfish Swim Schools

GSS - American Fork, UT

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Client:

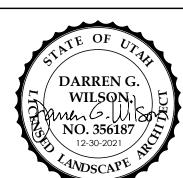
Project:

348 South 500 East

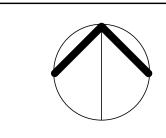
American Fork, Utah

Brand Standard:

All Brand Standards must be followed - No deviation permitted without prior written Goldfish Franchise approval. Seal:



Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field. North Arrow:



IRRIGATION PLAN

Project Number:

Sheet Number:

SCALE: 1"=10'-0" ON 24X36 SHEET

IRRIGATION LEGEND

	IGHT TOTT ELECTIVE												
SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI			G]	PM			DRIP	DETAILS	REMARKS
SIMBOL	MANUFACTURER-MODEL NUMBER	rai.	KD.	131	L Q 7		Н	TT	TQ	F	GPH	DETAILS	KEWI KKS
NOT SHOWN	GPH INC. GPSCV2M DRIP EMITTER	F		30							2.0	16-19	SEE IRRIGATION DETAILS
NOT SHOWN	RAINBIRD PC-05 EMITTER WITH DIFFUSER CAP	F		30							5.0	16-19	SEE IRRIGATION DETAILS
NOT SHOWN	DRIPLINE: NETAFIM TLCV26-18	F		30							.26/18"	16-19	SEE IRRIGATION DETAILS
NOT USED	RAIN BIRD 1804-PRS POP-UP SPRAY 10 SERIES	Q,T,H	10'	30	.39	.53	.79					6	ADJUST ARC AS NEEDED
NOT USED	RAIN BIRD 1804-PRS POP-UP SPRAY SERIES VAN	VAN	10'	30								6	ADJUST ARC AS NEEDED
NOT USED	RAIN BIRD R-VAN24 (RD-04-SAM-P45 TURF ROTARY)	VAN	24'	45								6	ADJUST ARC AS NEEDED
'A'	RAINBIRD CONTROLLER, MODEL #ESPLXBASIC. LC. 7	ΓΟ COORDINATE	E WITH T	RADES	TO RU	JN CO	NDUľ	ΓΑΝΙ	SLEE	EVINO	3	1 1	COORDINATE EXACT LOCATION
A	FOR WIRING TO VALVES. SIZE CONTROLLER AS NECE	ESSARY. PLACE	CONTRO	OLLER I	N WEA	ATHER	R RESI	STAN	T CAI	BINET	.		WITH OWNER.
F	1" RAINBIRD SCREEN FILTER											12-13	SEE IRRIGATION DETAILS
M	1" SCHEDULE 80 ISOLATION VALVE											12-13	JUMBO VALVE BOX
\sim	1" POINT OF CONNECTION TO P.I. WATER MAIN PER CIVIL D	RAWINGS,										12-13	JUMBO VALVE BOX
NOT USED	RAIN BIRD PESB-PRS-D AUTOMATIC CONTROL VALVE	(SIZE AS NOTED	ON PLA	N). INST	ΓALL I	PRS-D	OPTIO	ON PE	R DET	AILS.		5-7	SEE IRRIGATION DETAILS
S	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-100-PRB CC	M										14	JUMBO VALVE BOX
	1" SCH. 40 PVC MAINLINE											4, 8	SEE IRRIGATION DETAILS
NOT USED	LATERAL LINE: PVC SCH. 40 (SIZE PER PLAN)											4, 8	SEE IRRIGATION DETAILS
	DRIP LATERAL: PVC SCH 40, OR STICKY-STRIP PVC HO	OSE BY GPH. L.C	C. SHALL	SIZE PI	PE PEI	R DET	AILS .	AND S	SPECS			16-19	SEE IRRIGATION DETAILS
Ø	1" RAINBIRD QUICK COUPLER VALVE, MODEL #44NP	FOR SYSTEM BL	OWOUT	. ALL GA	ALVAN	NIZED	FITT:	NGS ه	& PIPE	Ξ.		3	SEE IRRIGATION DETAILS
NOT SHOWN	14 GAUGE SINGLE STRAND SOLID COPPER CONTROL	WIRE										4	SEE IRRIGATION DETAILS
	SLEEVE (SIZE TO BE A MIN. OF TWICE THE DIAMETER	R OF THE MAIN, I	LATERA	L)								8	COORDINATE WITH ALL TRADES
NOT SHOWN	,								ZE AI	LOW	ED.	4	COORDINATE WITH ALL TRADES
♦	FLUSH VALVE: 1/2" PVC BALL VALVE. INSTALL AT END OF ALL DRIP LINES IN 10" ROUND VALVE BOX									15	REFERENCE DETAILS		

VALVE ID TAG VALVE-

DRIP EMITTER LEGEND PLANT TYPE

GPSTCV2M (2GPH)

GPSTCV2M (2GPH)

PC-05 (5GPH)

PERENNIALS/GRASSES

TREES IN PLANTERS

ALL SHRUBS

1. EMITTERS LISTED ARE AVAILABLE FROM GPH AND RAINBIRD. . EMITTERS ARE NOT NECESSARY FOR TREES IN LAWN AREAS.

. INSTALL NETAFIM TLCV IN ADDITION TO PC-05 EMITTERS PER IRRIGATION DETAILS. 4. INSTALL PC-DIFFUSER CAP ON ALL PC-05 EMITTERS.

P: 248.414.9270 **F:** 248.414.9275

Goldfish Swim Schools

GSS - American Fork, UT

Description

Site Plan Review

TRC Revisions 01

TRC Review

C&S/Bids

C&S/Bids

Brand Standard:

followed - No deviation

Seal:

Note:

North Arrow:

All Brand Standards must be

permitted without prior written

WILSON.

NO. 356187

Goldfish Franchise approval.

www.kriegerklatt.com

Client:

Project:

348 South 500 East

Issued

04.19.2021

06.07.2021

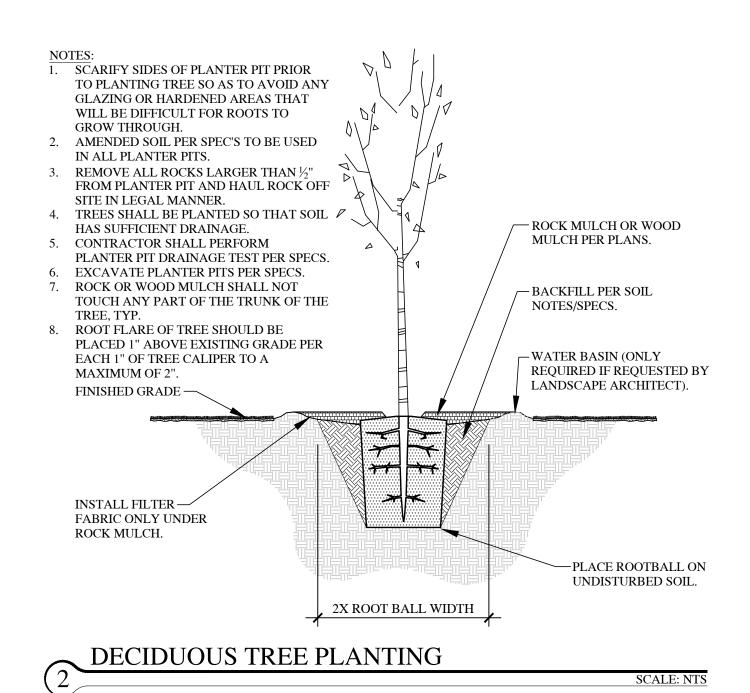
08.24.2021

09.29.2021

10.29.2021

12.30.2021

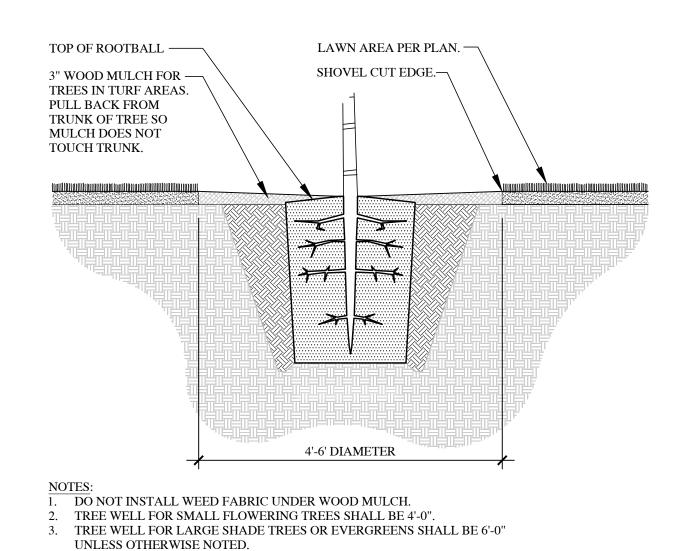
American Fork, Utah



PLANT SPACING

PER PLAN

1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING TREE SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH. 2. AMENDED EXISTING SOIL PER SPEC'S TO BE USED IN ALL PLANTER PITS. 3. REMOVE ALL ROCKS LARGER THAN ½" FROM PLANTER PIT AND HAUL ROCK OFF SITE IN LEGAL MANNER. 4. TREES SHALL BE PLANTED SO THAT SOIL HAS SUFFICIENT DRAINAGE. 5. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS. 6. EXCAVATE PLANTER PITS PER SPECS. 7. MULCH SHALL NOT TOUCH ANY PART OF - ROCK MULCH OR THE TRUNK OF THE TREE, TYP. WOOD MULCH, 8. ROOT FLARE OF TREE SHOULD BE PER PLANS. PLACED 1" ABOVE EXISTING GRADE PER - WATER BASIN EACH 1" OF TREE CALIPER TO A (ONLY REQUIRED MAXIMUM OF 2". IF REQUESTED BY LANDSCAPE ARCHITECT). FINISHED GRADE. INSTALL FILTER -BACKFILL PER SOIL FABRIC ONLY UNDER NOTES/SPECS. ROCK MULCH. - PLACE ROOTBALL ON UNDISTURBED SOIL. 2X ROOT BALL WIDTH EVERGREEN PLANTING



4. AS TREES MATURE TREE WELL WILL NEED TO EXPAND.

TREE WELL IN TURF AREA

NOT USED NOT USED

SOD LAYING AND EDGE

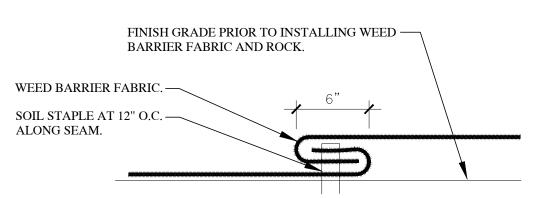
6" MOWCURB SECTION

SCALE: NTS

ROCK SHALL BE SCREENED & DOUBLE WASHED AND BE FREE OF DEBRIS PRIOR TO INSTALLATION. IF ROCK SUPPLIER DOES NOT HAVE A WASH PLANT, THE LANDSCAPE CONTRACTOR SHALL STILL BE RESPONSIBLE FOR DOUBLE WASHING

- INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER
- . KEEP TOP OF ROCK 1"-1½" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW ROCK TO TOUCH THE TRUNK OF ANY PLANT. INSTALL ROCK AFTER INSTALLATION OF WEED BARRIER FABRIC AND PLANT MATERIAL
- . CONTRACTOR TO ENSURE THAT TOP OF WEED BARRIER FABRIC IS FREE OF SOILS
- SEE LANDSCAPE PLANS FOR ROCK TYPE AND DEPTH.

INSTALL 6" SOIL STAPLE AT 12" O.C. ALONG ALL WEED BARRIER FABRIC SEAMS. OVERLAP FABRIC MIN. OF 6" AT ALL SEAMS AS SHOWN BELOW. INSTALL SOIL STAPLE 6' O.C. ALONG EDGES & 2 AT EACH CORNER.



ROCK AND WEED BARRIER FABRIC

– BACKFILL PER SOIL NOTES AND SPECS. - PLACE ROOTBALL ON UNDISTURBED SOIL.

- 1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING SHRUB/GRASS SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH. IMPORTED & AMENDED TOPSOIL PER SPEC'S TO BE USED IN ALL PLANTER PITS.
- REMOVE ALL COMPACTED, CLAY OR ROCKY SOILS FROM PIT AND HAUL OFF SITE IN A LEGAL MANNER. 4. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS.
- 5. EXCAVATE PLANTER PITS PER SPECS.

CONTRACTOR SHALL PROVIDE TREE STAKING AS PART OF THE BASE BID.

TREE STAKING

WATER BASIN. USE —

WHEN NECESSARY

PER LANDSCAPE

FINISHED GRADE.-

ARCHITECTS

REQUEST.

6. CONTRACTOR TO REMOVE NURSERY TREE STAKE FROM ROOTBALL AT TIME OF PLANTING (TYP.).

SHRUB & ORNAMENTAL GRASS PLANTING

PERENNIAL PLANTING

FOR ROOTS TO GROW THROUGH.

4. EXCAVATE PLANTER PITS PER SPECS.

OFF SITE IN LEGAL MANNER.

1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING PERENNIALS SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT

REMOVE ALL COMPACTED, CLAY OR ROCKY SOILS FROM PIT AND HAUL

CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS.

ROCK OR WOOD MULCH PER-PLAN. MULCH SHOULD NOT TOUCH ANY PART OF THE

12" DEPTH OF AMENDED

PERENNIAL.

SOIL PER SPECS.

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.

PLACE TOP OF ROOTBALL

FLUSH WITH FINISHED GRADE.

ROCK OR MULCH PER PLANS.

MULCH SHOULD NOT TOUCH

ANY PART OF THE TRUNK OF

THE SHRUB.

NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS, REFER TO IRRIGATION PLANS FOR SPECIFICS. SANDY LOAM TOPSOIL TO BE INSTALLED AT THE FOLLOWING DEPTHS: 12" IMPORTED SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS. PROVIDE OWNER A BID ALTERNATE TO ONLY INSTALL 6" OF AMENDED TOPSOIL IN PLANTER AREAS VS. 12". 5. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. THE FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR

6. DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL ROCK MULCH AREAS (IF ANY). DO NOT INSTALL WEED BARRIER FABRIC UNDER ANNUALS, GROUNDCOVERS AND AREAS TO RECEIVE WOOD MULCH. INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A

SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS. ALL PLANTING AREAS SHALL RECEIVE 2 APPLICATIONS OF PRE-EMERGENT HERBICIDE REGARDLESS OF WHETHER WEED FABRIC IS INSTALLED OR NOT 8. DECORATIVE ROCK MULCH TO BE 1"-2" SIZE 'SOUTHTOWN' CRUSHED STONE FROM UTAH LANDSCAPE ROCK AND INSTALLED AT A 3" DEPTH IN ALL TREE AND SHRUB PLANTER AREAS. PULL MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES. MULCH TYPE AND COLOR SHALL MATCH THE ADJACENT DEVELOPMENT. OWNER TO APPROVE THE MULCH TYPE AND COLOR PRIOR TO

9. IF HIGH WINDS ARE FREQUENT ON SITE, ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED. 10. CONTRACTOR SHALL INSPECT ALL DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES FOUND IN THE DRAWINGS, DETAILS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND IN-SITE DESIGN GROUP PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN WRITTEN FIELD DIRECTIVES FROM IN-SITE DESIGN GROUP AND/OR THE OWNER STATING PROPER COURSE OF ACTION IF DISCREPANCIES OR ERRORS ARE DISCOVERED PRIOR TO AND DURING CONSTRUCTION.

SCALE: NTS

- FINISH GRADE OF ROCK TO BE 1" BELOW TOP OF ADJACENT CONCRETE SIDEWALK, CURB OR OTHER

SIDEWALK, CURB, OR OTHER HARDSCAPE

ELEMENT PER PLAN.

HARDSCAPE ELEMENT PER PLAN. - ROCK PER PLANS. SEE LEGEND ON PLANTING PLAN SHEETS FOR TYPES AND DEPTHS. LANDSCAPE WEED BARRIER FABRIC. — UNDISTURBED SOIL, EXCAVATE SOIL TO DEPTHS PER SOIL SPECIFICATIONS AND PER - FINISHED SURFACE OF ADJACENT CONCRETE

ALL ROCK AND BOULDERS PRIOR TO INSTALLATION. MANUFACTURERS RECOMMENDATIONS.

AND DEBRIS PRIOR TO PLACING ROCK.

WEED FABRIC NOTE:

INSTALL 6" SOIL STAPLE IN WEED BARRIER FABRIC AT 5' O.C. TRIANGULAR SPACING.

Project Number

PLANTING DETAILS

21-017

Sheet Number

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

P: 248.414.9270 **F:** 248.414.9275 www.kriegerklatt.com

Goldfish Swim Schools

GSS - American Fork, UT

Description

Site Plan Review

TRC Revisions 01

TRC Review

C&S/Bids

C&S/Bids

Client:

Project:

348 South 500 East

04.19.2021

06.07.2021

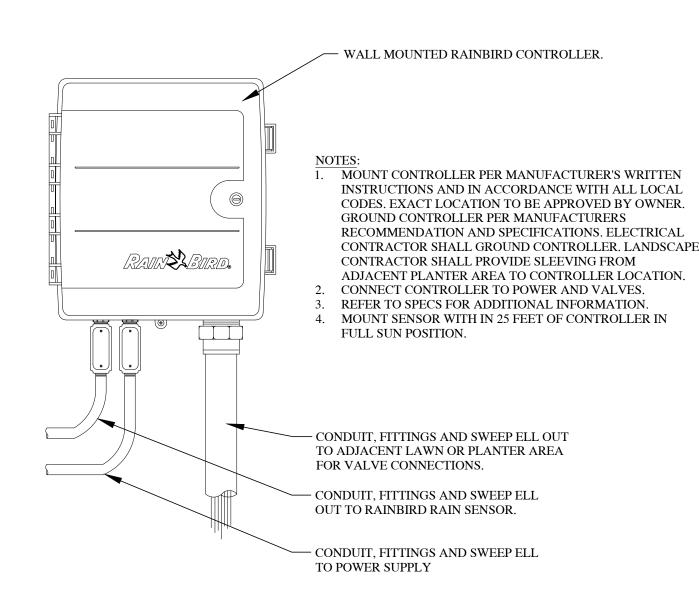
08.24.2021

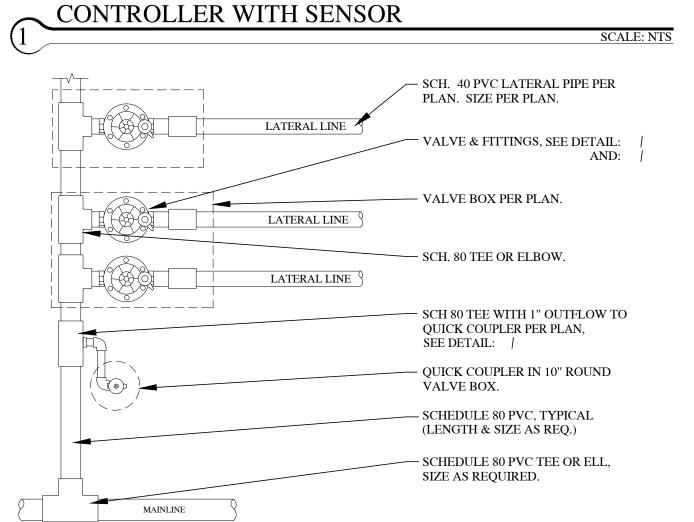
09.29.2021

10.29.2021

12.30.2021

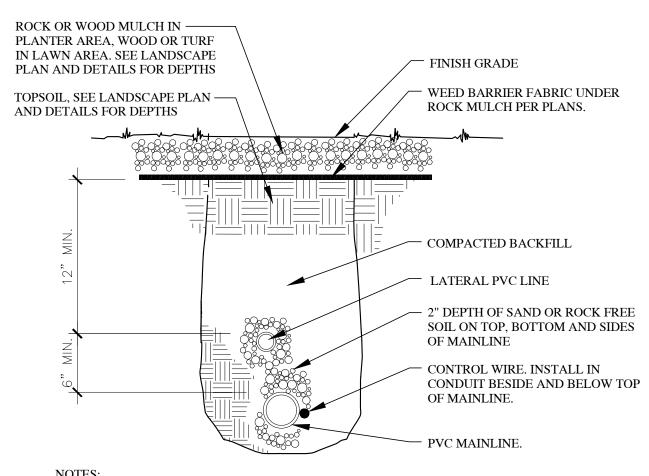
American Fork, Utah





ALL VALVE MANIFOLD PIPING AND FITTINGS TO BE SCH. 80 FITTINGS, UNLESS THERE IS A DRIP ZONE ALL BY ITSELF IN WHICH CASE THE PIPING SHALL BE SIZED PER THE FLOW OF THE MODIFY MANIFOLD AS NECESSARY DEPENDING ON HOW MANY VALVES ARE IN A CLUSTER. MODIFY AS REQUIRED DEPENDING ON WHETHER THE VALVES ARE PARALLEL OR PERPENDICULAR TO MAINLINE

VALVE MANIFOLD



- PROVIDE SLACK IN CONTROL WIRES AT ALL CHANGES IN DIRECTION. MAINLINE DEPTH SHALL BE 18" DEEP EXCEPT UNDER ASPHALT & CONCRETE PAVING AND AT P.O.C. SHALL BE MIN OF 24" & MAX OF 30". INSTALL ADDITIONAL FITTINGS & RESTRAINTS AS REQUIRED. 3. MAINLINE AND LATERAL LINES SHALL BE KEPT MIN. 12" FROM ALL SIDEWALKS
- AND CURBS.

TRENCH SECTION SCALE: NTS

1. INSTALL MANUAL DRAINS AT MAIN SHUT-OFF VALVE LOCATION AND IN OTHER ISOLATION VALVES LOCATIONS AS REQUESTED BY OWNER. PROVIDE OWNER WITH (2) VALVE KEYS. 3. AT CONTRACTORS DISCRETION, THE MANUAL DRAIN AS WELL AS THE ISOLATION VALVES MAY BE INSTALLED IN (1) 24" DIAMETER PVC PIPE WITH A CAST IRON LID. INSTALL MIN. 12" DEPTH OF GRAVEL IN BASE OF 24" DIAMETER 4. CONTRACTOR SHALL ENSURE THAT THE MANUAL DRAINS ARE - RAINBIRD VALVE BOX WITH INSTALLED AT THE LOW POINT ENSURE PROPER DRAINAGE, COVER. SIZE AS NECESSARY. FINISH GRADE. 2" YELLOW SNUG CAP · 2" CLASS 200 PVC PIPE · 1" BRASS NIPPLE (LENGTH AS REQUIRED). - BRICK (1 OF 4) REQUIRED IF RAINBIRD VALVE BOX IS NOT USED. – 1" BRASS MANUAL DRAIN VALVE (CURB STOP). IRRIGATION MAIN -— 1" MARLEX. LINE FITTING. 2 CUBIC FOOT OF 3/4" MINUS GRAVEL SUMP. FABRIC BARRIER LINER. IRRIGATION · MAIN LINE. MANUAL DRAIN (OPTIONAL)

RAINBIRD 44LRC QUICK COUPLER VALVE INSTALL TOP OF VALVE BOX 1/2" ABOVE FINISH GRADE IN LAWN AREAS AND FLUSH WITH TOP OF MULCH IN PLANTERS. HEAVY DUTY GALVANIZED FASTENERS (2 REQUIRED) - SCH. 80 NIPPLES — 3/4" MIN GRAVEL BASE - BRICK (1 OF 3). NOT REQUIRED IF RAINBIRD VALVE BOX IS USED. SCH. 80 STREET ELL - MANIFOLD SCH. 80 TEE. — SCH. 80 ELL AND STREET ELL - 30" X 1" GALVANIZED ANGLE IRON STAKE FLUSH ALL PIPING PRIOR TO INSTALLING VALVE. WRAP ALL THREADS WITH TEFLON TAPE. 1.1/2 TO 2 WRAPS MAXIMUM. COMPACT SOILS AROUND VALVE BOX TO 80% OF ORIGINAL DRY DENSITY 4. INSTALL GEOFABRIC UNDER VALVE BOXES AND TAPE TO PIPE NIPPLES AND VALVE BOX. BOX COLOR - GREEN IN TURF AND TAN IN PLANTER AREAS. IRRIGATION SYSTEM TO BE BLOWN OUT WITH AIR COMPRESSOR THROUGH THE RPZ AND QUICK COUPLERS BEFORE FREEZING TEMPERATURES OCCUR, TYP.

VALVE BOX (SIZE AS REQUIRED) WITH

EXTENSIONS IF NECESSARY

QUICK COUPLER VALVE

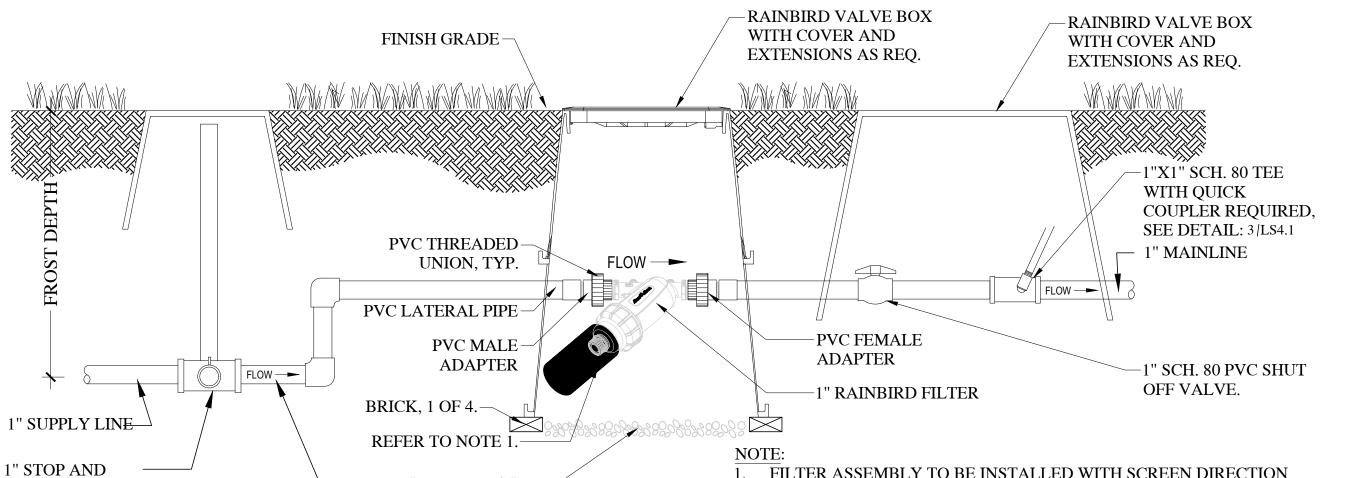
VALVE ASSEMBLY

. SCH 80 PVC TEE OR ELL'S CAN BE USED ON ALL QUICK COUPLERS EXCEPT AT POINT OF

CONNECTION (IF QUICK COUPLER(S) ARE INSTALLED AT THE POINT OF CONNECTION). ALL

QUICK COUPLER FITTINGS AND NIPPLES AT P.O.C. QUICK COUPLER(S) TO BE GALVANIZED.

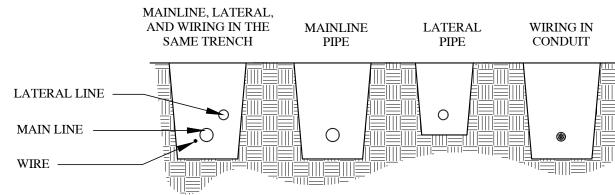


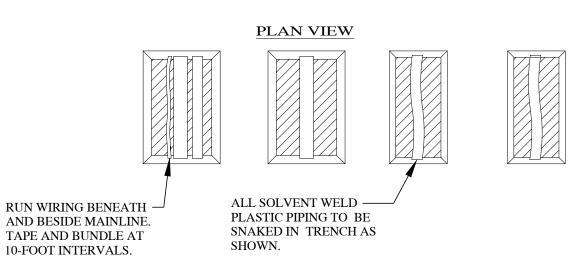


SLEEVING

1. FILTER ASSEMBLY TO BE INSTALLED WITH SCREEN DIRECTION 3" MIN. OF 3/4" WASTE VALVE FACING A 45° DOWNWARD ANGLE WITH ENOUGH SPACE TO **WASHED GRAVEL** REMOVE SCREEN FOR MAINTENANCE. SOME APPLICATIONS 1" SUPPLY LINE MAY REQUIRE RAIN BIRD VALVE BOX EXTENSIONS TO ACHIEVE ACCEPTABLE SCREEN CLEARANCE. BRICKS ARE NOT REQUIRED UNDER VALVE BOXES IF RAINBIRD VALVE BOXES ARE USED. 1-1/2" SCREEN FILTER IN BOX INSTALL MISC. REDUCER FITTINGS AS REQ. (NOT SHOWN).

SECTION VIEW

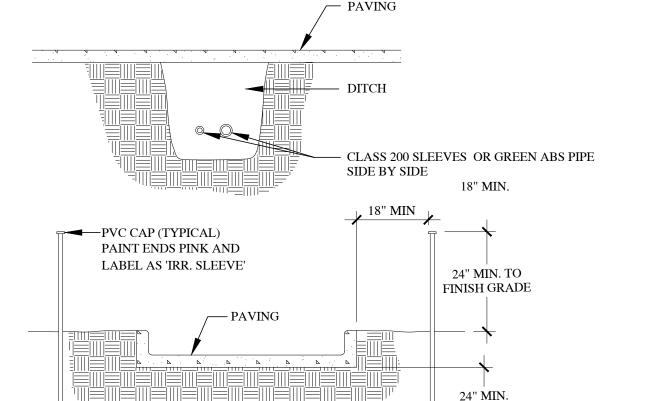




SLEEVE BELOW ALL HARDSCAPE ELEMENTS (WITH CLASS 200 OR SCH, 40 OR SCH, 80 PER SPECS.) TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.

FOR PIPE AND WIRE BURIAL DEPTHS, SEE NOTES AND SPECS. 3. NO LINE VOLTAGE WIRING SHALL BE ALLOWED IN IRRIGATION TRENCHES.

PIPE, WIRE, AND TRENCH



1. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO

24-INCHES MINIMUM ABOVE FINISH GRADE. 2. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION

30" MAX.

PVC CAP(TYP.)

SCALE: NTS

Seal:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field. North Arrow:

WILSON.

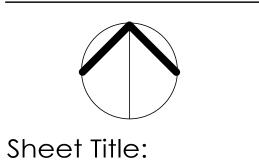
NO. 356187

Brand Standard:

followed - No deviation

All Brand Standards must be

permitted without prior written Goldfish Franchise approval.



IRRIGATION DETAILS

Project Number 21-017

Sheet Number:

NOT USED

CONTROL VALVE

NOT USED

POP-UP SPRAY

SCALE: NTS

P: 248.414.9270 **F:** 248.414.9275

Goldfish Swim Schools

GSS - American Fork, UT

Description

Site Plan Review

TRC Revisions 01

TRC Review

C&S/Bids

C&S/Bids

www.kriegerklatt.com

Client:

Project:

348 South 500 East

American Fork, Utah

Issued

04.19.2021

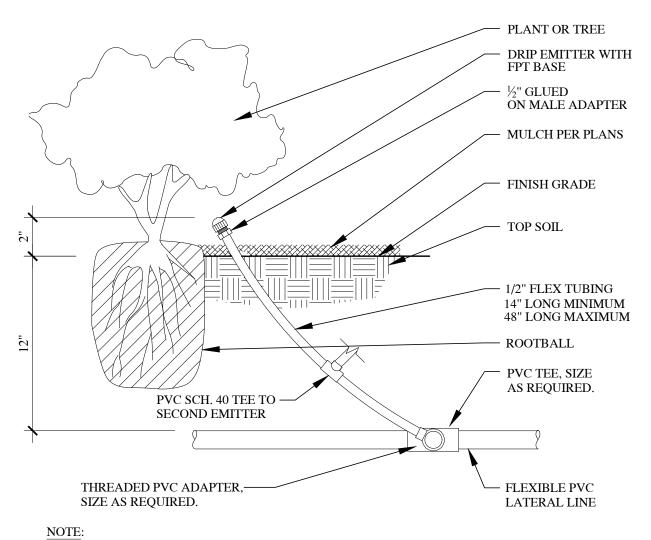
06.07.2021

08.24.2021

09.29.2021

10.29.2021

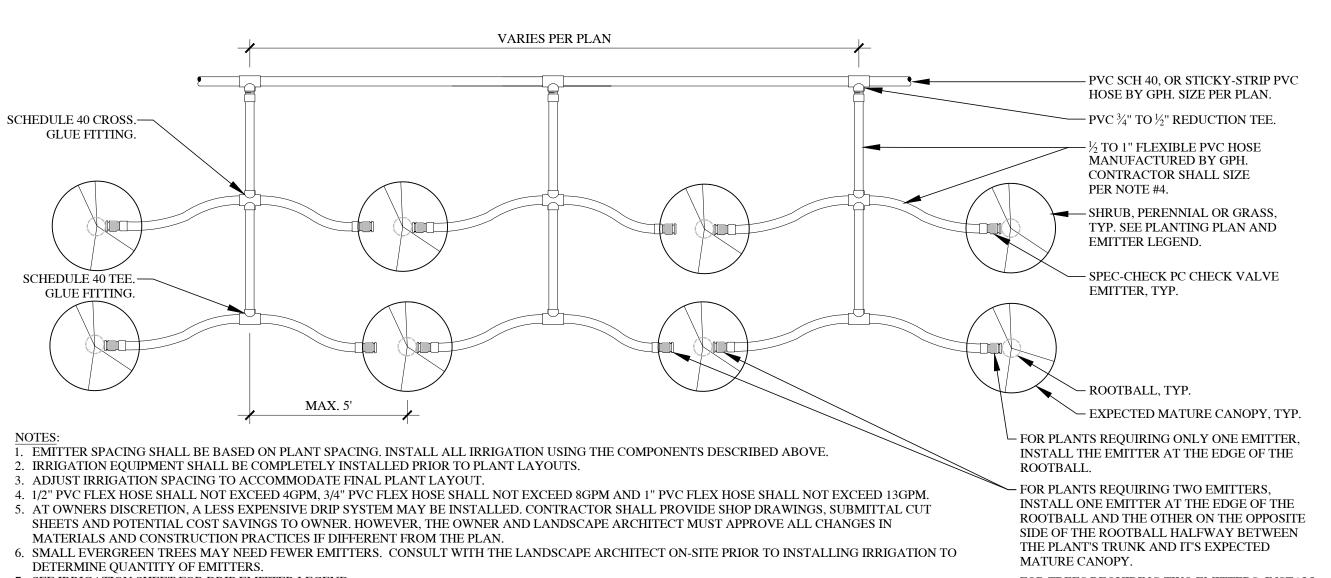
12.30.2021



1. FOR LAYOUT OF MULTIPLE SHRUBS, CONTRACTOR SHALL USE TEE'S AS NECESSARY. FOR LAYOUT INFORMATION, SEE DETAIL:

DRIP EMITTER

SCALE: NTS



7. SEE IRRIGATION SHEET FOR DRIP EMITTER LEGEND. FOR TREES REQUIRING TWO EMITTERS, INSTALL 8. USE IPS WELDON 795 GLUE AND P70 PRIMER PER GPH INC. SPECIFICATIONS. BOTH AT THE EDGE OF THE ROOTBALL ON 9. DO NOT INSTALL PIPE, FITTINGS, OR GLUE IN TEMPERATURES BELOW 40 DEGREES. SEE MANUFACTURER SPECIFICATIONS FROM MORE INFORMATION. OPPOSITE SIDES OF THE TREE. GPH DRIP EMITTER PLAN VIEW

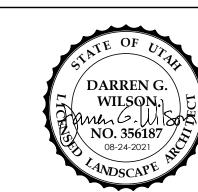
— VALVE BOX WITH COVER PVC BALL VALVE, SIZE PER LINE. — FINISH GRADE - BRICK (1 OF 4) REQUIRED IF RAINBIRD VALVE BOX IS NOT USED.

VALVE BOX. INSTALL MISC. FITTINGS AS REQUIRED. — 1 CUBIC FOOT PEA GRAVEL SUMP

~ 24" EXTRA LENGTH OF AR 1/2" OR 3/4" TUBING (AVAILABLE THRU GPH PRODUCTS) LINE COILED IN

Brand Standard:

All Brand Standards must be followed - No deviation permitted without prior written Goldfish Franchise approval. Seal:



Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field. North Arrow:



Sheet Title:

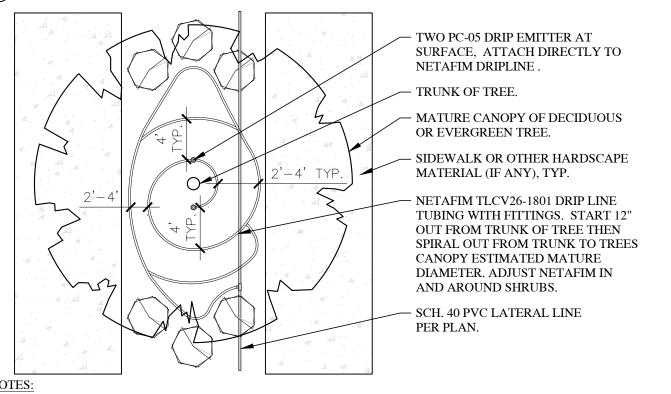
IRRIGATION DETAIL!

Project Number

21-017

DESIGN GROUI

Sheet Number:



1. LAYOUT SHOWN IS TYPICAL. ON SITE MODIFICATIONS WILL BE REQUIRED DUE TO VARYING SIZE OF PLANTER ISLANDS. CONSULT WITH LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION TO DETERMINE HOW MUCH DRIP NEEDS TO BE INSTALLED AND WHAT CONFIGURATION IS APPROPRIATE.

- 2. INSTALL NETAFIM DRIP TUBING UNDER WEED BARRIER FABRIC. USE THIS DETAIL FOR ALL TREES PLANTED IN COBBLE ROCK AREAS. CONTRACTOR SHALL BE CAREFUL NOT TO DAMAGE OR PINCH TUBING WHEN PLACING COBBLE ROCK AND BOULDERS.
- 3. TREES PLANTED IN LAWN AREAS WILL NOT BE WATERED BY DRIP BUT WILL BE WATERED BY THE
- THIS DETAIL IS FOR DESIGN INTENT ONLY AND IS NOT TO SCALE. CONTRACTOR MUST INSTALL DRIP LINE PER THIS DETAIL OUT TO THE DRIPLINE OF THE TREES MATURE SIZE.
- 5. FOR LINEAR PLANTERS WITH TREES, INSTALL NETAFIM IN STRAIGHT LINES RATHER THAN A
- CIRCULAR PATTERN AROUND THE TREE. 6. INSTALL A FLUSH VALVE (NOT SHOWN) AT THE END OF ALL DRIP LINES, PER PLAN.

TREE DRIP WITH PARTIAL

PLANTING UNDER CANOPY

SCALE: NTS

AMERICAN FORK CITY PLANNING COMMISSION

MEETING DATE: January 5th, 2022

STAFF: Patrick O'Brien

AGENDA TOPIC: Hearing, review, and action on a commercial site plan for Goldfish Swim School, located at 348 South 500 East, in the GC-2 General Commercial Zone.

	BACKGROUND INFORMATION							
Location:			348 South 500 East					
Applicants:		Lars	Grisley/Goldfish	Swim	n School			
Existing Land Use:		Vaca	nt/Design Comm	ercia	ıl			
Proposed Land Use:		Desig	gn Commercial					
	North	Desig	gn Commercial					
Surrounding Land Use:	South	Desig	gn Commercial					
use.	East	Design Commercial						
	West	Residential High Density						
Existing Zoning:		GC-2						
Proposed Zoning:		N/A						
	North	GC-2						
Surrounding Zoning:	South	GC-2						
	East	GC-1	& GC-2					
	West	R4-7	500					
Land Use Plan Desig	Design Commercial							
Zoning within Land Usesignation?	se Plan	Х	Yes		No			

Background

Goldfish Swim School proposes a one-story, 8,540 square foot building with 66 parking stalls for a swim school to teach swimming to children. The proposed site is 1.01 acres. The use is a permitted use identified as a specialty school as allowed in the GC-2 Planned Commercial Zone. Access to the Goldfish Swim school is provided off 500 East.

Consistency with the Land Use Plan

The Land Use Plan designates this area as General Commercial. The site plan is consistent with the Land Use Plan designation.

Section 17.6.101.B of the Development Code

Application for site plan approval shall be submitted on forms provided by the City and shall be accompanied by maps and drawings showing the following:

- a. The location of all existing and proposed buildings and structures on the site, with full dimensions showing the distance between buildings and distances from buildings to adjacent property lines.
- b. The location of all parking spaces, driveways, and points of vehicular ingress and egress.
- c. A landscaping plan showing the location, types and initial sizes of all planting materials to be used together with the location of fences, walls, hedges, and decorative materials.
- d. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used.
- e. The location of solid waste receptacles and trash pick-up areas.

STAFF FINDINGS/RECOMMENDATIONS:

After reviewing the application for site plan approval, staff has found that the proposal is consistent with what is allowed in this area of American Fork, and the use is a beneficial and positive use of the existing land. Planning and Zoning staff recommends approval of this site plan, subject to any findings, conditions and modifications found in the engineering report.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the site plan for Goldfish Swim School, located at 348 South 500 East, in the GC-2 General Commercial Zone, with the findings listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report, and subject to any findings or recommendations identified by the Fire Marshal.

DENIAL

Mr. Chairman, I move that we deny the site plan for Goldfish Swim School

TABLE

Mr. Chairman, I move that we table action on the site plan for Goldfish Swim School

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 1/5/2022

This report is a summary of the American Fork City Engineering Division plan review comments regarding the subject plan as submitted by the applicant for American Fork City Land Use Authority approval:

Project Name: Goldfish Swim School

Project Address: 348 South 500 East

Developer / Applicant's Name: Lars and Katie Grisley

Type of Application:

Subdivision Final Plat	☐ Subdivision Preliminary Plan	Annexation
Code Text Amendment	General Plan Amendment	Zone Chang

☐ Commercial Site Plan ☐ Residential Accessory Structure Site Plan

Project Map:



<u>Engineering Division Recommendation:</u> The Engineering Division recommends APPROVAL of the proposed development with the following conditions and standard conditions of approval:

1. A percolation test must be completed for the site confirming that infiltration rates identified in the geotechnical report are accurate and drainage calculations updated if necessary.

STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

- 1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
- 2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
- 3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
- 4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
- 5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
- 6. Land Disturbance Permit: Obtain a Land Disturbance Permit.
- 7. Compliance with the Engineering Division Plan Review Comments: All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
- 8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
- 9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
- 10. Utility Notification Form: Submit a Subdivision Utility Notification Form.
- 11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
- 12. Fees: Payment of all development, inspection, recording, street light, and other project related fees.
- 13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Plan Modifications Required:

1. Outstanding TRC comments need to be addressed.

1							
2		AMERICAN FORK CITY					
3	PLANNING COMMISSION MINUTES						
4		JANUARY 5, 2022					
5							
6 7		Fork City Planning Commission met in a regular session on January 5, 2022, at Fork City Hall, 31 North Church Street, commencing at 7:00 pm.					
8							
9	Present:	Chairman Woffinden					
10		Christine Anderson					
11		Jenny Peay					
12		Chris Christiansen					
13							
14							
15							
16	Absent:	Harold Dudley					
17		Bruce Frandsen					
18		Rod Brocious					
19							
20	Staff Present:	Patrick O'Brien, Development Services Director					
21		Scott Sensanbaugher, Public Works Director					
22		George Schade, Communications Director					
23		Lisa Halversen, Administrative Assistant					
24	O(1 B)						
25	Otners Present	Roger Dudley, Katie Grisley, Lars Grisley, Mr. Beck					
26							
27 28	Chairman Waf	Finden lad the "Diadge of Allegiance"					
28 29	Chamman wor	finden led the "Pledge of Allegiance."					
29 30							
30 31	1. Hearing	g, review and action on a preliminary plan and final plat for Beck Hillside Estates					
32		ing of 15 lots, located in the area of 760 North 200 East in the R-1-9,000					
33		ntial zone					
34	1001001	mu zone					
35	This item has h	been pulled from the agenda at the request of the developer.					
-	11110 100111 11110 0	paned from the agency at the request of the developer.					
36							
37							
38	2. Hearing	g, review and action on a commercial site plan for Goldfish Swim School, located					
39		South 500 East, in the GC-2 General Commercial zone					
40	<u>at 5-10 1</u>	South 500 East, in the GC 2 General Commercial Zone					
41	Mr. O'Brien to	old commissioners that Goldfish Swim School proposes a one-story, 8,540 square					
42		with 66 parking stalls for a swim school to teach swimming to children. The					
43		s 1.01 acres. The use is a permitted use identified as a specialty school as allowed					
	Ar obone a pro-						
	To 1	1 Page					

- in the GC-2 Planned Commercial Zone. Access to the Goldfish Swim school is provided off 500
- 2 East.
- 3 This item was pulled from a previous planning commission agenda, there was one outstanding
- 4 issue regarding a lot consolidation. This was resolved by the applicant providing evidence of
- ownership and it has been allowed to proceed. It's a pretty straightforward project from a
- 6 planning perspective.
- 7 Mr. Sensanbaugher said that this proposal has been extensively reviewed, he wanted to call
- 8 attention to the fact that there are several items for which the city has not yet received answers
- 9 despite repeated requests. He believes that these are minor issues, he feels confident
- 10 recommending approval subject to such questions being answered.
- Ms. Anderson asked if the nature of the corrections and questions is such that they could be
- completed by the time it goes to city council. She asked if this could be made a part of any
- motion.
- Mr. Sensanbaugher affirmed that these are minor issues that shouldn't result in any substantial
- changes. The staff just wants the items addressed.
- Ms. Peay asked when this property was rezoned for commercial. Mr. O'Brien didn't have that
- information, but Chairman Woffinden believes that 500 East was rezoned commercial around 4-
- 5 years ago.
- Mr. O'Brien said that he's new and still learning, he realizes that sometimes mapping is delayed,
- 20 he wanted to make sure that any changes would be reflected in the updated maps he's looked at
- 21 for this project.
- 22 Mr. O'Brien then read emailed comments from the Fire Marshal sent earlier in the day. The Fire
- 23 Marshal doesn't feel comfortable recommending approval because the turnaround still needs
- 24 adjustments to provide unobstructed drivable space, and the drawings should be consistent with
- 25 the adjustments made specifically to the site plan. Until these items are worked out he cannot
- 26 recommend approval.
- 27 Mr. Lars Grisley, applicant for Goldfish Swim School and his wife Katie introduced themselves.
- 28 There are three of these schools currently in Utah. They serve children from 6 months to 12 yrs.
- 29 Every school has a story of a student saving a life and all instructors are certified lifeguards.
- Drowning is the number one cause of accidental death in children. Water safety is serious and is
- our focus and passion.
- 32 Chairman Woffinden pointed out that their contact list is outdated, he needs an updated one. His
- main concern is the geotech report and the fact that he sees no percolation test as requested. He
- wants to know why they stopped drilling bore holes at 5 and 6 feet in some of the areas. This is a
- 35 high liquefaction area and it makes no sense to stop drilling at 5 feet.

- 1 Mr. Roger Dudley said that he didn't personally perform the test and doesn't have the answers to
- 2 that question. His guess is that it probably was a result of running into different types of soils.
- 3 There is no city storm drain to connect to, so storm drainage is provided through triple trench,
- 4 sumps and pumps, and storm drainage will be contained on-site. They can do further
- 5 investigation if required, but as an engineer he feels comfortable that the site is adequate.
- 6 Chairman Woffinden said that the Sensitive Lands Ordinance comes into play if the water table
- 7) is above 8 feet. This issue and the problem of liquefaction are big question marks that need to be
- 8 answered.
- 9 Mr. Dudley said that they built a stripmall across the street which has a similar soil structure.
- 10 Chairman Woffinden knows the property, it was his wife's grandfather's farm. One of his fields
- 11 had standing water on the surface all the time and could only be used as a pasture.
- Mr. Dudley said that they'll be happy to do whatever is required to satisfy the staff. He said they
- hired a geotech engineer to do the job and he's sorry it doesn't meet the bar.
- Mr. Sensanbaugher said that one of the main things they have asked for is the percolation test.
- His hunch is that the system as designed will work, but he needs confirmation. Staff have asked
- repeatedly, for months, for this information. We need to make sure that this drainage system will
- function correctly. In addition, a percolation test can be done quickly.
- Ms. Peay asked where the lighting stops. It's hard to see on the plans. She's concerned that
- 19 lighting not spill over onto neighboring properties.
- Mr. O'Brien said that he's reviewed it and it is all as it should be.
- 21 Mr. Dudley said that the lighting should be directed into the commercial development rather than
- facing to the outside. Lights can be built directionally and will be around 16-18 ft tall, Mr.
- 23 Dudley was also surprised by the fire department comments but will address them.
- 25 **Public Hearing Opened**

24

28

- No comments received.
- 27 Public Hearing Closed
- Ms. Anderson motioned to recommend approval of the site plan for Goldfish Swim School,
- 30 located at 348 South 500 East, in the GC-2 General Commercial Zone, with the findings
- 31 listed in the staff report, and subject to any findings, conditions and modifications found in
- 32 the engineering report, and subject to any findings or recommendations identified by the
- 33 Fire Marshal including specifically but not limited to a positive percolation test, an
- approved route for the fire trucks, an updated contact list, and a showing that lighting is
 - 3 | Page

1 internal to the project. All requested items must be provided before this item will be put on 2 a city council meeting agenda. 3 4 Ms. Peay seconded the motion. Voting was as follows: 5 Chairman Woffinden Aye 6 Jenny Peay Aye 7 **Christine Anderson** Aye 8 Chris Christiansen Aye 9 10 The motion passed. 11 12 13 Chairman Woffinden indicated that the Roderick Catalyst Business Park agenda items have been pulled 14 15 from the agenda at the request of the developer. 16 17 3. Hearing, review and action on an ordinance creating Section 13.04.050 of the American 18 Fork Municipal Code regarding utility services to property outside of city boundaries 19 20 21 22 Mr. Sensanbaugher stated that this ordinance is a product of consultation with administration, it restricts new utility connections to those that annex into the city. The drought emphasizes that 23 resources are scarce and we would like to only provide these services to city residents. This will 24 not cut off anyone who is grandfathered in, but it prohibits any new connections that are not 25 annexed into the city. This will not cut off anyone who is currently connected. 26 27 28 Ms. Peay asked if it would affect the property next to the new fires station. Mr. Sensanbaugher 29 said possibly. It's surprising how many islands of unannexed property there are in the city. This won't affect if a home was being built in that area, they wouldn't get city utilities unless they 30 were city residents. 31 32 33 **Public Hearing Opened** 34 35 No comments received. 36 **Public Hearing Closed** 37 38 Ms. Peay motioned to recommend approval of the code text amendment. 39 Mr. Christiansen seconded the motion. Voting was as follows: 40 41 4 | Page



REQUEST FOR COUNCIL ACTION CITY OF AMERICAN FORK JANUARY 25, 2022

Department_	Recorder	Director Approval	<u>Terilyn Lurker</u>	

AGENDA ITEM Review and action on a final plat for Timp Hollow Plat F Subdivision, consisting of 4 lots, located at approximately 1160 East 1030 North in the R-1-9,000 Residential zone.

SUMMARY RECOMMENDATION

Staff would recommend approval of the final plat.

BACKGROUND

On October 7, 2020, the city council approved the Timp Hollow Plat D subdivision. The proposal before the council now relates to Lots 48, 49, 50 and 51 of plat D. This subdivision would vacate land along the west of the properties with a boundary agreement in place that would allow the neighboring development to accept the remnant pieces of land that are created into its future development.

BUDGET IMPACT

NA

SUGGESTED MOTION

Move to approve the final plat of the Timp Hollow Plat F subdivision, consisting of 4 lots, located at approximately 1160- East 1030 North in the R-1-9,000 Residential zone and authorize the mayor and city council to sign the plat and accept the dedications with instructions to the city recorder to withhold recording of the subdivision subject to all conditions identified in the January 19, 2022, planning commission minutes.

SUPPORTING DOCUMENTS

- 01.25.22 Timp Hollow Plat F plat (PDF)
- 01.25.22 Timp Hollow Plat F staff report (PDF)
- 01.25.22 Timp Hollow Plat F PC minutes (PDF)

TIMP HOLLOW PLAT "F"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

> FUTURE PHASE SMART CADENCE LLC 14: 004: 0364

1151 EAST

1150 PUBI _ **□** 47

TIMP HOLLOW

PLAT D

1030 NORTH PUBLIC USE

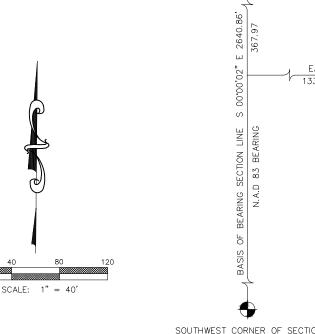
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58

WEST QUARTER CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.



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	367.97								
			EAST			EA:	ST	1 <u>76.6</u> 8 <u>'</u>	
		- r	1338.27		4				
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	BEARING							18 624	caf
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	83 E					1 PG:3			
	00					, 0.2			

3

14,971 sqft

0.344 acre

S89'31'13"W

116.22

13,112 sqft 0.301

N89'37'30"W 116.12

12,951 sqft

0.297 acre

1000 NORTH

PUBLIC USE

TIMP HOLLOW

PLAT D

52

1147 EAST

N89°37'30"W 100.88

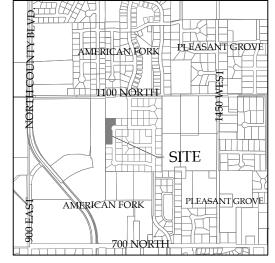
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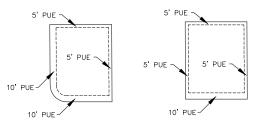
SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

MEADOWBROOK PROPERTIES 14: 004: 0349

Curve Table						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	
C1	148.71	60.00	142'00'26"	113.46	S33*39'02"W	
C2	9.73	15.00	371019"	9.56	S18*46'01"E	
С3	23.71	15.00	90'33'22"	21.32	S45*05'49"W	
C4	75.81	60.00	72*23'48"	70.87	S68*27'21"W	
C5	72.90	60.00	69*36'37"	68.49	S02*32'52"E	



VICINITY MAP



TYPICAL CORNER LOT

TYPICAL INTERIOR LOT

EASEMENT DETAIL

- . HISTORICAL DEPTH OF HIGH WATER TABLE AND ELEVATION OF LOWEST FLOOR SLAB (MINIMUM 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON)
- 2. OFF-SET NAILS TO BE PLACED ON THE BACK OF THE CURB AND 5/8"x24" REBAR WITH A TRANE ENGINEERING CAP TO BE PLACED AT ALL REAR CORNERS PRIOR TO ANY OCCUPANCY.
- 3. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL
 1 ASPHALT PAVING IS INSTALLED
 2 FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL
- AND CHARGED WITH CULINARY WATER.

 4. PARK-STRIP ALONG PUBLIC RIGHT OF WAY TO BE MAINTAINED BY
- 5. FLOOD ZONE X FEMA FLOOD ZONE COMMUNITY PANEL NUMBER 49049C0169F
 6. BENCHMARK IS WEST QUARTER CORNER OF SECTION 7, TOWNSHIP 5
- SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. ELEVATION: 4786.29
- ZONING IS R1-12000

CADENCE HOMES 3400 NORTH ASHTON BLVD. SUITE #180 LEHI, UT 84043 PHONE (801) 768-0500

TRANE ENGINEERING, P.C.

CONSULTING ENGINEERS AND LAND SURVEYORS 27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE

I, Travis Trane do hereby certify that I am a Professional Land Surveyor, and that I hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, Utah Code annotated, 1953 as amended certificate number 5152741. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, street and easements, have completed a survey of the property described on this plat in accordar with section 17–23–17, Utah Code annotated, 1953 as amended, have verified all measurements, and have placed monuments as represented on the plat.

BOUNDARY DESCRIPTION

BOUNDARY DESCRIPTION

Commencing at a point which is South 00'00'02" East 367.97 feet along the section line at East 1338.27 feet from the West Quarter Corner of Section 7, Township 5 South, Range 2 East, Salt Lake Base and Meridian: thence East 176.68 feet; thence South 00'06'51" East 120.31 feet; thence Southwesterly 148.71 feet along the arc of a 6.00 radius curve to the left, through a central angle 142'00'26", the chord of which bears South 33'39'02" West 113.46 feet; thence Southeasterly 9.73 feet along the arc of a 15.00 radius curve to the right, through a central angle 37'0'19", the chord of which bears South 18'46'01" East 9.5 feet; thence South 00'10'52" East 218.60 feet; thence Southwesterly 23.71 feet along the c of a 15.00 radius curve to the right, through a central angle 90'33'22", the chord of which bears South 45'05'49" West 21.32 feet; thence North 89'37'30" West 100.88 feet; thence North 00'13'49" West 456.81 feet to the point of beginning.

Parcel contains: 1.37 acres.

DATE

STATE OF UTAH

Number of lots = 4

Basis of bearing: The line between the West Quarter Corner and the Southwest Corner of Section 7, Township 5 South, Range 2 East, Salt Lake Base and meridian which bears South 00'00'02" East. (N.A.D. 83 BEARINGS

OWNER'S	DEDICATION	SURVEYOR (See Seal Below

Known all men by these present that we, all of the undersigned owners of all of the property described in the surveyor's certificate herein and shown on this map, have caused the same to be subdivided into lots, blocks, streets and easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

	 	 HEREUNTO , 20	SET	OUR	HANDS	THIS
				_		
 	 ,	ACKNO	DWL	— EDGE	EMENT	

١.		

COUNTY OF UTAH) 3.3.								
ON THE	_DAY OF	, 20		PERSO	NALLY	APPEARE	D E	SEFOR	RE
ME THE SIGNERS OF	THE FOREGOING	DEDICATION	WHO	DULY	ACKN0	DWLEDGE	TO	ME	THAT
THEY DID EXECUTE TO	HE SAME.								

NOTARY	
	NOTARY PUBLIC SIGNATURE
COMMISSION #	

A NOTARY PUBLIC COMMISSIONED IN UTAH

MY COMMISSION EXPIRES ___

ACCEPTANCE BY LEGISLATIVE BODY

THE COUNTY OF UTAH, APPROVES THIS SUBDIVISION A ALL STREETS; EASEMENTS, AND OTHER PARCELS FOR THE PERPETUAL USE OF THE PUBLIC THIS_	OF LAND INTENDED FOR PUBLIC PURPO
MAYOR	CITY COUNCIL MEMBER
CITY COUNCIL MEMBER	CITY COUNCIL MEMBER

CITY COUNCIL MEMBER CITY COUNCIL MEMBER APPROVED: CITY ENGINEER

PLANNING COMMISSION APPROVA			
	DI ANNING	NOISSIMMOO	APPROVA

APPROVED THIS ______ DAY OF ______BY THE AMERICAN FORK CITY PLANNING COMMISSION.

PLA	ANNER	PLANNING	COMMISSION	CHAIRM

PLAT "F" TIMP HOLLOW

A RESIDENTIAL SUBDIVISION INCLUDING RECORDING INFORMATION

A VACATION OF LOTS 48,49,50 AND 51 OF TIMP HOLLOW PLAT D

AMERICAN FORK CITY, UTAH COUNTY, UTAH SCALE: 1"= 40 FEET

SEWER AND WATER AUTHORITY APPROVAL

APPROVED BY THE SEWER THIS DAY OF

PUBLIC WORKS DIRECTOR

Packet Pg. 61

WHEN RECORDED MAIL TO: Meadowbrook Properties limited partnership 11256 Calais Circle Highland, Utah 84003

QUIT CLAIM DEED

Cadence Homes Building Corp and Smart Cadence, LLC grantor, of Lehi, County of Utah, State of Utah, hereby QUIT-CLAIM to

Meadowbrook Properties limited partnership, grantees, of Highland, County of Utah State of Utah, ,

for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in UTAH County State of UT, to-wit

14-004-0349

WITNESS, the hand of said grantors, this	_day of January, 2022
	Smart Cadence, LLC
	Ryan Bybee, Manager
	Cadence Homes Building Corp
	Ryan Bybee, President
STATE OF UT)ss. County of UTAH	
On the day of January, 2022 personally a	ppeared before me Ryan Bybee the manager of Smart Cadence, who duly acknowledged to me that they executed the same.
	Notary Public
STATE OF UT)ss.	
	ppeared before me Ryan Bybee the President of Cadence going instrument, who duly acknowledged to me that they
	Notary Public

Exhibit "A"

Beginning at a point located South 0°00'07" West along section line 20.19 feet and East 1065.73 feet from the West Quarter Corner of Section 7, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°31'00" East 270.27 feet; thence South 0°24'43" East 272.23 feet; thence South 0°13'40" East 77.84 feet; thence South 0°13'40" East along the proposed westerly boundary of Timp Hollow Plat "F" a distance of 456.80 feet; thence North 89°37'30" West 0.05 feet; thence South 0°16'07" East 132.64 feet; thence South 0°06'11" West 100.66 feet; thence North 89°30'20" West 286.12 feet; thence along the easterly boundary of Autumn Crest Phase 1 Plats "A" Amended, "B", and "C" the following four courses and distances: 1) North 6°17'47" East 216.57 feet, 2) North 0°13'33" West 558.17 feet, 3) North 7°42'08" West 60.47 feet, and 4) North 0°35'14" West 202.06 feet to the point of beginning.

AMERICAN FORK CITY PLANNING COMMISSION

MEETING DATE: January 19th, 2022

STAFF: Patrick O'Brien

AGENDA TOPIC: Hearing, review and action on a final plat for Timp Hollow Plat F Subdivision, consisting of 4 lots, located at approximately 1160 East 1030 North, in the R1-12,000 zone

BACKGROUND INFORMATION					
Location:		1160	East 1030 North	1	
Applicants:		Ryan	Bybee/Cadence	Hon	nes
Existing Land Use:		Resid	dential Low Dens	ity	
Proposed Land Use:					
	North	Resid	dential Low Dens	ity	
Surrounding Land Use:	South	Resid	dential Low Dens	ity	
USE.	East	Residential Low Density			
	West	Residential Low Density			
Existing Zoning:		R1-12000			
Proposed Zoning:					
	North		2000		
Surrounding Zoning:	South	R1-1	R1-12000		
	East	R1-1	2000		
West		R1-9000			
Land Use Plan Designation:		Residential Low Density			
Zoning within Land Use Designation?	se Plan	Х	Yes		No

Background

This relates to lots 48, 49, 50, and 51 of Timp Hollow Plat D, that was previously approved. This proposed subdivision would vacate land on the west of the properties with a boundary agreement in place that would allow the neighboring development to accept the remnant pieces of land that are created into its development, for a future proposal.

Consistency with the Land Use Plan

The Land Use Plan designates this area as Residential Low Density. The proposed plat and zoning comply with the Land Use Plan designation; therefore, the proposal is consistent with the Land Use Plan designation.

Section 17.8.211 of the Development Code

The Planning Commission may act to recommend approval of a final plat upon a finding that:

- a. The final plat conforms with the terms of the preliminary plan approval.
- b. The final plat complies with all City requirements and standards relating to Subdivisions.
- c. The detailed engineering plans and materials comply with the City standards and policies.
- d. The estimates of cost of constructing the required improvements are realistic.
- e. The water rights conveyance documents have been provided.

FINDINGS OF FACT/CONDITION OF APPROVAL

After reviewing the application for final plat approval, the following findings of fact are offered for consideration:

- 1. Timp Hollow Plat F complies with Section 17.8.101 (Intent) of Chapter 17.8 (Subdivisions).
- 2. Timp Hollow Plat F meets the criteria as found in Section 17.8.211 of the Development Code.

STAFF RECOMMENDATION:

Approval

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the final plat for Timp Hollow Plat F, subject to any findings, conditions and modifications found in the engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of the final plat for Timp Hollow Plat F.

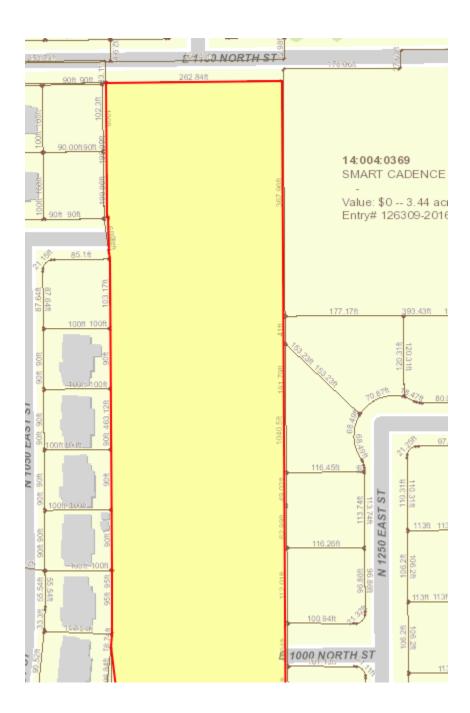
TABLE

Mr. Chairman, I move that we table the final plat of Timp Hollow Plat F.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Da	ate: 1/19/2022			
1	merican Fork City Engineering Divisinitted by the applicant for American F	1		
Project Name: Timp Hollo	w Plat F Subdivision			
Project Address: 1160 East 1030 North				
Developer / Applicant's Name: Kelton Homes				
Type of Application:				
Subdivision Final Plat	☐ Subdivision Preliminary Plan	Annexation		
Code Text Amendment	General Plan Amendment	Zone Change		
Commercial Site Plan	☐ Residential Accessory Structure	Site Plan		
Project Map:				

Page 1 of 3



Engineering Division Recommendation: The Engineering Division recommends APPROVAL of the proposed development with the following conditions:

STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

- 1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
- 2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
- 3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
- 4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
- 5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
- 6. Land Disturbance Permit: Obtain a Land Disturbance Permit.
- 7. Compliance with the Engineering Division Plan Review Comments: All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
- 8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
- 9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
- 10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
- 11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
- 12. Fees: Payment of all development, inspection, recording, street light, and other project related fees.
- 13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

1. Hearing, review and action on a final plat for Timp Hollow Plat F Subdivision, consisting 1 2 of 4 lots, located at approximately 1160 East 1030 North, in the R-1-9,000 zone 3 4 Mr. O'Brien told commissioners that this item relates to lots 48, 49, 50, and 51 of Timp Hollow 5 Plat D that was previously approved. This proposed subdivision would vacate land on the west of 6 the properties with a boundary agreement in place that would allow the neighboring development 7 to accept the remnant pieces of land that are created into its development for a future proposal. 8 This is a pretty straightforward development, basically it is a 6" land swap to the neighboring 9 property. 10 Ms. Peay asked if Timp Hollow Plat F will be a cul-de-sac. 11 Mr. Hunter said there will be a road down the middle of the neighboring Autumn Crest subdivision that will go down through the Timp Hollow development, so there will be a 12 13 connection. 14 15 **Public Hearing Opened** 16 No comments received. 17 **Public Hearing Closed** 18 19 Mr. Christiansen moved to recommend approval of the final plat for Timp Hollow Plat F, 20 subject to any findings, conditions and modifications found in the engineering report. 21 22 Mr. Dudley seconded the motion. Voting was as follows: 23 24 **Chairman Woffinden** Ave 25 Jenny Peay Aye 26 **Christine Anderson** Ave 27 **Chris Christiansen** Aye **Bruce Frandsen** 28 Ave **Harold Dudley** 29 Ave The motion passed. 30 31 32 33 34 2. Hearing, review and action on a site plan for Roderick Catalyst Business Park Building 4 located in the area of 346 East 1600 South, in the PI-1 Planned Industrial zone 35 36

3 | Page

Mr. O'Brien informed commissioners that in 2015, this area was annexed into the City under the

Catalyst Annexation. This site plan represents the fourth plat in a multi-phase office-warehouse

37

38



REQUEST FOR COUNCIL ACTION CITY OF AMERICAN FORK JANUARY 25, 2022

Department_	Recorder	Director Approval	Terilyn Lurker
_		r r	

AGENDA ITEM Review and action on a resolution amending the PARC Tax Advisory Board, including amendments to the Policies and Procedures for PARC Tax Funding.

SUMMARY RECOMMENDATION

Staff would recommend approval.

BACKGROUND

The resolution before the council updates the PARC Tax Advisory Board and the Policies and Procedures for PARC Tax funding that was approved in 2017.

BUDGET IMPACT

NA

SUGGESTED MOTION

Move to adopt the resolution approving amendments to the PARC Tax Advisory Board, including amendments to the Policies and Procedures for PARC Tax funding.

SUPPORTING DOCUMENTS

- 01.25.22 PARC Tax Advisory Board resolution FINAL (PDF)
- 01.25.22- PARC Tax Amended Policies and Procedures FINAL (PDF)
- 01.25.22 PARC Tax Advisory Board resolution redlined (PDF)
- 01.25.22- PARC Tax Amended Policies and Procedures redlined (PDF)

RESOLUTION NO. _____

A RESOLUTION AMENDING THE PARKS, ARTS, RECREATION AND CULTURE TAX ADVISORY BOARD.

WHEREAS, American Fork City Council approved Ordinance No. 2014-12-46, the Parks, Arts, Recreation and Culture Tax ("PARC Tax"), on December 9, 2014;

WHEREAS, in 2021 residents of American Fork opted to renew the PARC Tax for an additional ten (10) year term to begin in 2023 at the conclusion of the current eight (8) year term;

WHEREAS, American Fork City Council approved Ordinance No. 2021-11-56, the renewal of the PARC Tax, on November 23, 2021;

WHEREAS, pursuant to American Fork City Ordinances No. 2014-12-46 and 2021-11-56, revenue shall be distributed in accordance with UTAH CODE ANN. §59-12-1403 and for the purpose of funding eligible cultural facilities and organizations and recreational facilities in the City of American Fork, pursuant to UTAH CODE ANN. §59-12-1401 et. seq.; and

WHEREAS, the City desires to amend the regulations governing the advisory committee to assist in the determination of distribution of funds.

THEREFORE, BE IT RESOLVED by the City Council of American Fork, Utah as follows:

- 1. Distribution of Funds.
 - a. PARC Tax Revenue shall be distributed in accordance with UTAH CODE ANN. §59-12-1403 and American Fork City Ordinances No. 2014-12-46 and 2021-11-56 for the purpose of funding eligible cultural facilities and organizations and recreational facilities in the City of American Fork, pursuant to UTAH CODE ANN. §59-12-1401.
- 2. Advisory Board Established.
 - a. The City shall maintain a PARC Tax Advisory Board (hereinafter the "Advisory Board") to advise City Council on distributions of PARC Tax funds to eligible cultural facilities and organizations and recreational facilities in the City of American Fork, pursuant to UTAH CODE ANN. §59-12-1401.
- 3. Appointment of Advisory Board Members.
 - a. The Advisory Board shall consist of seven (7) members appointed by the Mayor with the advice and consent of City Council. City Council members will be given the opportunity to review applications for appointment.
- 4. Membership and Terms of Office.
 - a. Members of the Advisory Board shall be residents of American Fork.

- b. The term of office for Advisory Board members shall be three (3) years. The term of office of the initial members shall be staggered so that four (4) are for three (3) years and three (3) are for two (2) years.
- c. Members of the Advisory Board may be appointed for up to three (3) consecutive terms.
- d. Each term shall continue until a successor is chosen and qualified, except in the case of the member's death, resignation, removal or disqualification from holding office.
- e. The Advisory Board shall elect, no later than March 1, 2022 and every two (2) years thereafter, a Chairperson of the Advisory Board.
- f. The Chairperson shall serve as the chair for a two (2) year term and may serve up to two (2) consecutive terms.
- 5. Removal or Vacancy From Advisory Board.
 - a. Any member of the Advisory Board may be removed from office by the Mayor, with the advice and consent of City Council.
 - b. A member's office automatically becomes vacant if the member establishes residence outside of the City, or lives outside of City boundaries for a continuous period of more than sixty (60) days.
 - c. A member's office automatically becomes vacant if the member misses more than twenty-five percent (25%) of the Advisory Board's scheduled meetings during any twelve (12) month period.
- 6. Compensation of Members.
 - a. Members of the Advisory Board shall serve without monetary compensation.
- 7. Responsibilities of Advisory Board and City Council.
 - a. The Advisory Board may provide its input and opinion to City Council as to the distribution of PARC Tax funds.
 - b. Final recommendations from the Advisory Board to the City Council must come with a positive recommendation of at least five (5) members of the Advisory Board.
 - c. The Advisory Board will meet quarterly or as needed and called by the committee chair.
 - d. City Council shall make final determinations as to the amount of PARC Tax funds to be distributed to what entity or organization they will be distributed.
- 8. Liaisons to the Advisory Board
 - a. The Mayor shall appoint one (1) member of City Council and one (1) member of City staff to serve as liaisons to the Advisory Board. The Liaison is not a voting member.
- 9. Termination of Advisory Board.
 - a. City Council may, at its discretion and by majority vote, dissolve said Advisory Board at any time for any reason.
- 10. Adoption Policies and Procedures.
 - a. The City Council hereby adopts the Policies and Procedures for PARC Tax Funding that are attached to this Resolution as Exhibit "A."

11. Effective Date.		
a. This resolution shall become effective upo	on its passage.	
PASSED by the American Fork City Council this	day of, 2022.	
	BRADLEY J. FROST American Fork City Mayor	
City Recorder		

POLICIES AND PROCEDURES FOR PARC TAX FUNDING

Background.

In November, 2014, a majority of American Fork City voters approved a 1/10th of 1% increase in local sales and use tax as a means of enhancing funding for recreational and cultural facilities and cultural organizations within the City of American Fork. The American Fork City Council enacted the tax by ordinance on December 9, 2014 and the tax goes into effect April 1, 2015.

In November, 2021, a majority of American Fork City residents voted to renew the increased local sales and use tax for a ten (10) year period to enhance funding for recreational and cultural facilities and cultural organizations within the City of American Fork. The American Fork City Council enacted Ordinance 2021-11-56 on November 23, 2021, extending the locals sale and use tax increase through 2023.

Purpose.

The funds from the tax known as the Parks, Arts, Recreation, Culture Tax ("PARC Tax") are to be used for eligible cultural facilities and organizations and recreational facilities in the City of American Fork consistent with UTAH CODE ANN. § 59-12-1401 and as defined in UTAH CODE ANN. § 59-12-702.

Distribution and Use of Revenue.

The revenue from the PARC Tax shall be distributed in accordance with UTAH CODE ANN. §59-12-1403 and for the purpose of funding eligible cultural facilities and organizations and recreational facilities in the City of American Fork, pursuant to UTAH CODE ANN. §59-12-1401 et. seq.

1.0 Policy.

The American Fork City Council shall distribute the entire amount of revenues and interest collected as a result of the PARC Tax in a manner consistent with UTAH CODE ANN. § 59-12-1403, which allows for:

- 1.1 Inter-local agreement provided for under § 59-12-1704;
- 1.2 Granting to one or more organizations or facilities defined in § 59-12-702.
- 1.3 Retaining an amount not to exceed 1.5% of the tax collected under this part for the cost of administering the PARC Tax.
- 1.4 The calculation of funds to be distributed shall be the tax actually collected during the current fiscal year and an estimate of tax to be collected through June 30 of each year. Said funds shall be distributed in the forthcoming fiscal year.

2.0 Definitions.

2.1 Administrative Unit: a division of a private nonprofit organization or institution that would, if it were a separate entity, be a cultural organization; and consistently maintains books and records separate from those of its parent organization.

- 2.2 Application Form: The PARC Tax Fund Distribution application, including the documents provided to the entities and organizations requesting funds pursuant to this policy by the City of American Fork for PARC Tax distribution and any required attachments and supporting documents.
- 2.3 Cultural Facility: any publicly owned or operated museum, theater, art center, music hall, or other cultural or arts facility.
- 2.4 Cultural Organization: a private nonprofit organization or institution having its primary purpose the advancement and preservation of art, dance, history, music, natural history, or theater; and an administrative unit. Cultural organization does not include any agency of the state; any political subdivision of the state; any educational institution whose annual revenues are directly derived more than 50% from state funds; or any radio or television broadcasting network or station, cable communications system, newspaper, or magazine.
- 2.5 Recreation Facility: a publicly owned or operated park, campground, marina, dock, golf course, playground, athletic field, gymnasium, swimming pool, trail system, or other facility used for recreational purposes.
- 2.6 Non-profit: an organization or corporation that is not organized, created, operated or maintained to generate a profit or distribute income to its members, directors, officers, or corporation. Certification by the Internal Revenue Service as an organization qualifying under 501(c)(3) of the Internal Revenue Code or registration with the State of Utah as a nonprofit corporation with an active status at the time of the application deadline is required for any private nonprofit organization to qualify for funds hereunder.
- 2.7 Publicly Owned: owned by a governmental agency.

3.0 General Guidelines.

- 3.1 PARC Tax funds come from sales tax revenues that are collected by the State of Utah and distributed to American Fork City. All funding shall be based on the actual sales and use tax receipts as received, recorded, and reconciled by the City.
- 3.2 PARC Tax funds are not an entitlement. Filling out an application does not guarantee that any funds will be awarded.
- 3.3 The American Fork City Council shall make all final determinations as to the amount of PARC Tax funds to be distributed to each entity or organization.
- 3.4 The fact that a particular project, facility or organization has previously received PARC Tax funds does not guarantee that it will receive subsequent funding unless so authorized in the original grant.

4.0 Cultural Facilities Grants.

- 4.1 PARC Tax funds may be provided to a publicly owned and operated museum, theater, art center, music hall, or other cultural or arts facility.
- 4.2 All funded facilities expenses must be located in American Fork City or within the boundaries of an inter-local agreement with American Fork City.

- 4.3 Applying entities and organizations must provide for perpetual maintenance and be responsible for operational and financial accountability for all facilities for which funding is requested.
- 4.4 Cultural facilities grants may not be used to fund publicly owned or operated cultural programs.

5.0 Cultural Arts Organizations Grants.

- 5.1 PARC Tax funds may be provided to qualifying organizations described herein.
- 5.2 Private nonprofit cultural organizations requesting funding must be 501(c)(3) nonprofit entities or registered with the State of Utah as a nonprofit corporation with an active status at the time of the application deadline.
- 5.3 Qualifying organizations include the following:
 - 5.3.1 A private nonprofit organization or institution having its primary purpose the advancement and preservation of:
 - 5.3.1.1 Natural history, art, music, theater, dance, or cultural arts including literature, a motion picture, or storytelling.

6.0 Recreational Facilities Grants.

- 6.1 PARC Tax funds may be provided to a publicly owned and operated park, campground, marina, dock, golf course, playground, athletic field, gymnasium, swimming pool, trail system, cultural facility, or other facility used for recreational purposes.
- 6.2 All funded facilities expenses must be located in American Fork City or within the boundaries of an inter-local agreement with American Fork City.
- 6.3 Applying entities and organizations must provide for perpetual maintenance and be responsible for operational and financial accountability for all facilities for which funding is requested.
- 6.4 Recreational facilities grants may not be used to fund publicly owned or operated recreational programs.

7.0 Application Process.

- 7.1 All interested persons, organizations, or entities must attend the pre-application meeting held prior to submitting an application.
- 7.2 An interested person, organization, or entity may submit an official PARC Tax application provided by the City of American Fork.
- 7.3 All qualifying persons, organization, or entities may be required to make a brief presentation and discuss the merits of their proposals with the PARC Tax Advisory Board and/or the American Fork City Council at a public meeting. No additional materials will be accepted at the presentations.
- 7.4 American Fork City Council shall make final determinations as to the amount of PARC Tax funds to be distributed to each entity or organization.

7.5 The names of entities or organizations and the amount of funds each is to receive shall be presented by the American Fork City Council at a public meeting.

8.0 Distribution of Funds.

- 8.1 Qualifying organizations may be required to enter into a contractual agreement with the City of American Fork prior to receiving funds. Said contract shall include:
 - 8.1.1 A detailed planned use schedule of expenditures;
 - 8.1.2 A beginning and end date for the project, if applicable;
 - 8.1.3 A provision allowing for the City of American Fork to verify all application information and use of funds information;
 - 8.1.4 The consequences of the failure to use PARC Tax funds as approved;
 - 8.1.5 A provision explaining all unused funds shall be returned to American Fork City; and
 - 8.1.6 A provision detailing the publicity and signage requirements.
- 8.2 Said contracts must be returned to the City prior to any distribution of PARC Tax funds to the entity or organization.

9.0 Reporting Requirements.

- 9.1 Each recipient of PARC Tax funds shall submit written reports as required by City Council, detailing how it expended the funds received.
- 9.2 A recipient may be required to make a brief presentation to discuss how the PARC Tax funds received were expended at a public meeting.
- 9.3 Future funding may be withheld due to inadequate, incomplete, or failure to submit reports.

10.0 Publicity and Signage Requirements.

- 10.1 To help American Fork residents recognize how PARC Tax revenues are being spent, Recipients shall provide credit to the PARC Program.
- 10.2 Said credit requirements shall be Proposed by the Advisory Board for each Recipient and approved by City Council.

RESOLUTION NO.

A RESOLUTION <u>AMENDING</u> THE PARKS, ARTS, RECREATION AND CULTURE TAX ADVISORY BOARD.

WHEREAS, American Fork City Council approved Ordinance No. 2014-12-46, the Parks, Arts, Recreation and Culture Tax ("PARC Tax"), on December 9, 2014;

WHEREAS, in 2021 residents of American Fork opted to renew the PARC Tax for an additional ten (10) year term to begin in 2023 at the conclusion of the current eight (8) year term;

WHEREAS, American Fork City Council approved Ordinance No. 2021-11-56, the renewal of the PARC Tax, on November 23, 2021;

WHEREAS, pursuant to American Fork City Ordinances No. 2014-12-46 and 2021-11-56, revenue shall be distributed in accordance with UTAH CODE ANN. §59-12-1403 and for the purpose of funding eligible cultural facilities and organizations and recreational facilities in the City of American Fork, pursuant to UTAH CODE ANN. §59-12-1401 et. seq.; and

WHEREAS, the City desires to <u>amend the regulations governing the</u> advisory committee to assist in the determination of distribution of funds.

THEREFORE, BE IT RESOLVED by the City Council of American Fork, Utah as follows:

- 1. Distribution of Funds.
 - a. PARC Tax Revenue shall be distributed in accordance with UTAH CODE ANN. §59-12-1403 and American Fork City Ordinances No. 2014-12-46 and 2021-11-56 for the purpose of funding eligible cultural facilities and organizations and recreational facilities in the City of American Fork, pursuant to UTAH CODE ANN. §59-12-1401.
- 2. Advisory Board Established.
 - a. The City shall maintain a PARC Tax Advisory Board (hereinafter the "Advisory Board") to advise City Council on distributions of PARC Tax funds to eligible cultural facilities and organizations and recreational facilities in the City of American Fork, pursuant to UTAH CODE ANN. §59-12-1401.
- 3. Appointment of Advisory Board Members.
 - a. The Advisory Board shall consist of seven (7) members appointed by the Mayor with the advice and consent of City Council. City Council members will be given the opportunity to review applications for appointment.
- 4. Membership and Terms of Office.
 - a. Members of the Advisory Board shall be residents of American Fork.

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- b. The term of office for Advisory Board members shall be three (3) years. The term of office of the initial members shall be staggered so that four (4) are for three (3) years and three (3) are for two (2) years.
- Members of the Advisory Board may be appointed for <u>up to three (3) consecutive</u>, terms.
- d. Each term shall continue until a successor is chosen and qualified, except in the case of the member's death, resignation, removal or disqualification from holding office.
- e. The Advisory Board shall elect, no later than March 1, 2022 and every two (2) years thereafter, a Chairperson of the Advisory Board.
- f. The Chairperson shall serve as the chair for a two (2) year term and may serve up to two (2) consecutive terms.
- 5. Removal or Vacancy From Advisory Board.
 - Any member of the Advisory Board may be removed from office by the Mayor, with the advice and consent of City Council.
 - A member's office automatically becomes vacant if the member establishes residence outside of the City, or lives outside of City boundaries for a continuous period of more than sixty (60) days.
 - c. A member's office automatically becomes vacant if the member misses more than twenty-five percent (25%) of the Advisory Board's scheduled meetings during any twelve (12) month period.
- 6. Compensation of Members.
 - a. Members of the Advisory Board shall serve without monetary compensation.
- 7. Responsibilities of Advisory Board and City Council.
 - The Advisory Board may provide its input and opinion to City Council as to the distribution of PARC Tax funds.
 - b. <u>Final</u> recommendations from the Advisory Board to the City Council must come with a positive recommendation of at least five (5) members of the Advisory Board.
 - The Advisory Board will meet quarterly or as needed and called by the committee chair.
 - d. City Council shall make final determinations as to the amount of PARC Tax funds to be distributed to what entity or organization they will be distributed.
- 8. Liaisons to the Advisory Board
 - a. The Mayor shall appoint one (1) member of City Council and one (1) member of City staff to serve as liaisons to the Advisory Board. The Liaison is not a voting member.
- 9. Termination of Advisory Board.
 - a. City Council may, at its discretion and by majority vote, dissolve said Advisory Board at any time for any reason.
- 10. Adoption Policies and Procedures.
 - a. The City Council hereby adopts the Policies and Procedures for PARC Tax Funding that are attached to this Resolution as Exhibit "A."

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11. Effective Date.a. This resolution shall become effective upon	n its passage.		
PASSED by the American Fork City Council this	day of	, 2022.	
		Y J. FROST Fork City Mayor	
City Recorder			

POLICIES AND PROCEDURES FOR PARC TAX FUNDING

Background.

In November, 2014, a majority of American Fork City voters approved a 1/10th of 1% increase in local sales and use tax as a means of enhancing funding for recreational and cultural facilities and cultural organizations within the City of American Fork. The American Fork City Council enacted the tax by ordinance on December 9, 2014 and the tax goes into effect April 1, 2015.

In November, 2021, a majority of American Fork City residents voted to renew the increased local sales and use tax for a ten (10) year period to enhance funding for recreational and cultural facilities and cultural organizations within the City of American Fork. The American Fork City Council enacted Ordinance 2021-11-56 on November 23, 2021, extending the locals sale and use tax increase through 2023.

Purpose.

The funds from the tax known as the Parks, Arts, Recreation, Culture Tax ("PARC Tax") are to be used for eligible cultural facilities and organizations and recreational facilities in the City of American Fork consistent with UTAH CODE ANN. § 59-12-1401 and as defined in UTAH CODE ANN. § 59-12-702.

Distribution and Use of Revenue.

The revenue from the PARC Tax shall be distributed in accordance with UTAH CODE ANN. §59-12-1403 and for the purpose of funding eligible cultural facilities and organizations and recreational facilities in the City of American Fork, pursuant to UTAH CODE ANN. §59-12-1401 et. seq.

1.0 Policy.

The American Fork City Council shall distribute the entire amount of revenues and interest collected as a result of the PARC Tax in a manner consistent with UTAH CODE ANN. § 59-12-1403, which allows for:

- 1.1 Inter-local agreement provided for under § 59-12-1704;
- 1.2 Granting to one or more organizations or facilities defined in § 59-12-702.
- 1.3 Retaining an amount not to exceed 1.5% of the tax collected under this part for the cost of administering the PARC Tax.
- 1.4 The calculation of funds to be distributed shall be the tax actually collected during the current fiscal year and an estimate of tax to be collected through June 30 of each year. Said funds shall be distributed in the forthcoming fiscal year.

2.0 Definitions.

2.1 Administrative Unit: a division of a private nonprofit organization or institution that would, if it were a separate entity, be a cultural organization; and consistently maintains books and records separate from those of its parent organization.

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- 2.2 Application Form: The PARC Tax Fund Distribution application, including the documents provided to the entities and organizations requesting funds pursuant to this policy by the City of American Fork for PARC Tax distribution and any required attachments and supporting documents.
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- 2.6 Non-profit: an organization or corporation that is not organized, created, operated or maintained to generate a profit or distribute income to its members, directors, officers, or corporation. Certification by the Internal Revenue Service as an organization qualifying under 501(c)(3) of the Internal Revenue Code or registration with the State of Utah as a nonprofit corporation with an active status at the time of the application deadline is required for any private nonprofit organization to qualify for funds hereunder.
- 2.7 Publicly Owned: owned by a governmental agency.

3.0 General Guidelines.

- 3.1 PARC Tax funds come from sales tax revenues that are collected by the State of Utah and distributed to American Fork City. All funding shall be based on the actual sales and use tax receipts as received, recorded, and reconciled by the City.
- 3.2 PARC Tax funds are not an entitlement. Filling out an application does not guarantee that any funds will be awarded.
- 3.3 The American Fork City Council shall make all final determinations as to the amount of PARC Tax funds to be distributed to each entity or organization.
- 3.4 The fact that a particular project, facility or organization has previously received PARC Tax funds does not guarantee that it will receive subsequent funding unless so authorized in the original grant.

4.0 Cultural Facilities Grants.

- 4.1 PARC Tax funds may be provided to a publicly owned and operated museum, theater, art center, music hall, or other cultural or arts facility.
- 4.2 All funded facilities expenses must be located in American Fork City or within the boundaries of an inter-local agreement with American Fork City.

- 4.3 Applying entities and organizations must provide for perpetual maintenance and be responsible for operational and financial accountability for all facilities for which funding is requested.
- 4.4 Cultural facilities grants may not be used to fund publicly owned or operated cultural programs.

5.0 Cultural Arts Organizations Grants.

- 5.1 PARC Tax funds may be provided to qualifying organizations described herein.
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6.0 Recreational Facilities Grants.

- 6.1 PARC Tax funds may be provided to a publicly owned and operated park, campground, marina, dock, golf course, playground, athletic field, gymnasium, swimming pool, trail system, cultural facility, or other facility used for recreational purposes.
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7.0 Application Process.

- 7.1 All interested persons, organizations, or entities must attend the pre-application meeting held prior to submitting an application.
- 7.2 An interested person, organization, or entity may submit an official PARC Tax application provided by the City of American Fork.
- 7.3 All qualifying persons, organization, or entities may be required to make a brief presentation and discuss the merits of their proposals with the PARC Tax Advisory Board and/or the American Fork City Council at a public meeting. No additional materials will be accepted at the presentations.
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8.0 Distribution of Funds.

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 - 8.1.1 A detailed planned use schedule of expenditures;
 - 8.1.2 A beginning and end date for the project, if applicable;
 - 8.1.3 A provision allowing for the City of American Fork to verify all application information and use of funds information;
 - 8.1.4 The consequences of the failure to use PARC Tax funds as approved;
 - 8.1.5 A provision explaining all unused funds shall be returned to American Fork City; and
 - 8.1.6 A provision detailing the publicity and signage requirements.
- 8.2 Said contracts must be returned to the City prior to any distribution of PARC Tax funds to the entity or organization.

9.0 Reporting Requirements.

- 9.1 Each recipient of PARC Tax funds shall submit <u>written reports as required by City Council</u>, detailing how it expended the funds received.
- 9.2 A recipient may be required to make a brief presentation to discuss how the PARC Tax funds received were expended at a public meeting.
- 9.3 Future funding may be withheld due to inadequate, incomplete, or failure to submit reports.

10.0 Publicity and Signage Requirements.

- 10.1 To help American Fork residents recognize how PARC Tax revenues are being spent, Recipients shall provide credit to the PARC Program.
- 10.2 Said credit requirements shall be Proposed by the Advisory Board for each Recipient and approved by City Council.

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